NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575

LEGAL DESCRIPTION:

102406-9055 CLUFF:
THE SOUTH 198 FEET OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.
EXCEPT THE EAST 30 FEET THEREOF AS CONVEYED TO KING COUNTY FOR 242ND AVENUE SOUTHEAST BY DEED RECORDED UNDER RECORDING NO. 6451729. SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

102406-9066 PRESTBO:
THE NORTH 330 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 6448571.

102406,-9139,-9104 TINKER:
PARCEL A:
THE WEST 226 FEET OF THE SOUTH 185 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 30 FEET THEREOF.

PARCEL A1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 30 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10.

PARCEL A2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS ESTABLISHED UNDER RECORDING NO. 8407170531.

PARCEL B:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 330 FEET; AND EXCEPT THE WEST 226 FEET OF THE NORTH 155 FEET OF THE SOUTH 185 FEET; AND EXCEPT THE EAST 30 FEET FOR 242ND STREET SOUTHEAST.

102406-9180 ROCHFORD:
PARCEL A:
LOT 2 OF KING COUNTY SHORT PLAT NO. 981094, RECORDED UNDER RECORDING NO. 8209160393, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THE WEST 35 FEET THEREOF. (ALSO KNOWN AS LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0189, RECORDED MARCH 03, 1994 UNDER RECORDING NO. 9403030603, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE EAST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND OVER THE NORTH 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

102406-9038 GORHAM:
PARCEL A:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEASTQUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET; AND EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES UNDER RECORDING NUMBER 7812010976.

PARCEL B:
THE NORTH 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES UNDER RECORDING NUMBER 7812010976.

BENCHMARK:
KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL POINT NUMBER 2225, AT THE INTERSECTION OF 24TH ST AND 244TH AVE SE, FOUND CONCRETE MONUMENT WITH 3" BRASS DISK, 1.3' BELOW GRADE, IN A MONUMENT CASE, STAMPED WITH THE AGENCY, THE YEAR, THE SECTIONS, THE TOWNSHIP AND THE RANGE.
ELEVATION = 403.32 FEET.

VERTICAL DATUM:
NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

HORIZONTAL DATUM:
NAD 1983/91

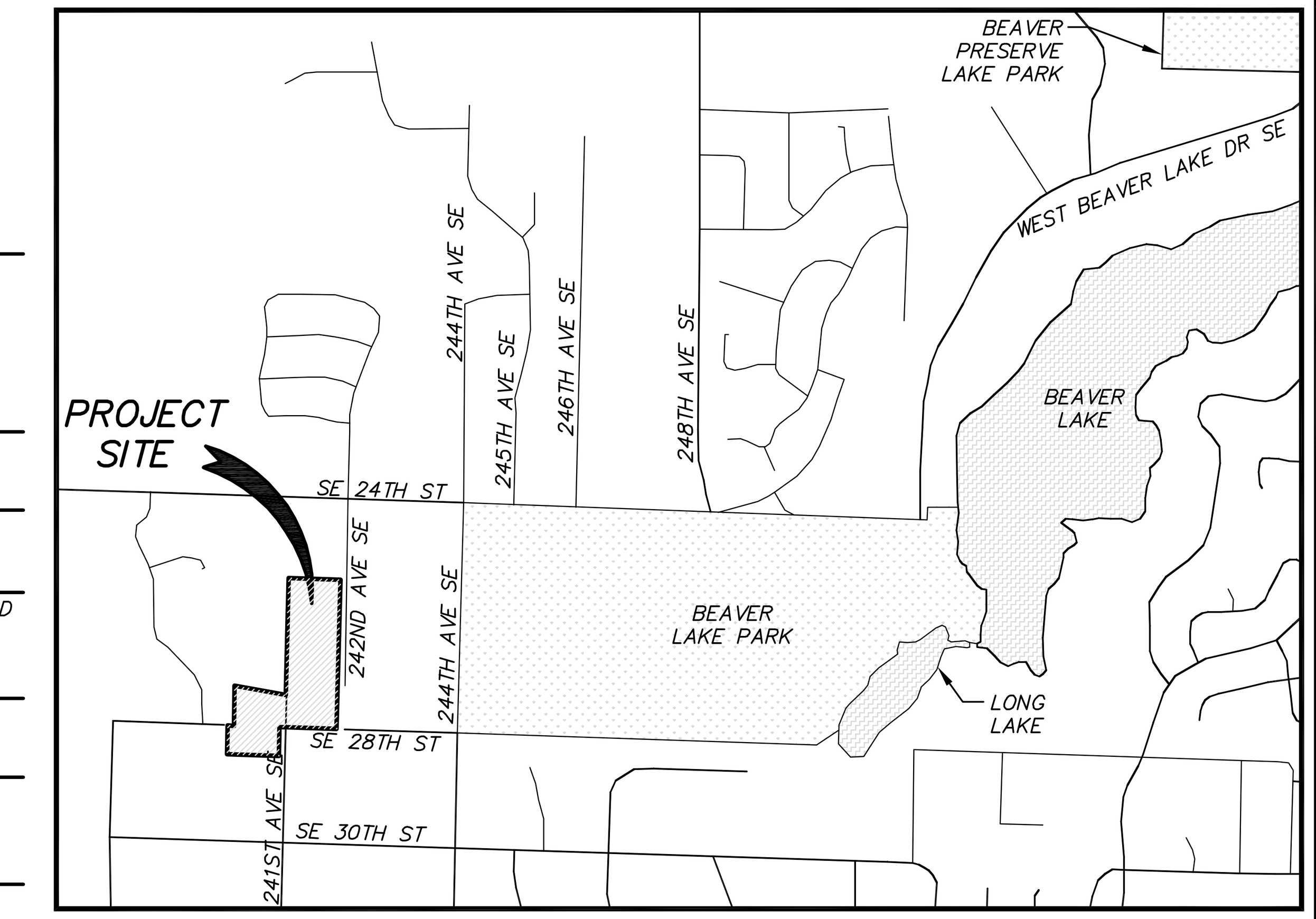
BASIS OF BEARINGS:
N88°10'58"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHEAST SECTION CORNER AND THE NORTHQUARTER CORNER SECTION 10-24-6 PER REFERENCE 1.

PROJECT VESTING DATE:
NOVEMBER 17, 2015

INSPECTION NOTIFICATION:
CITY OF SAMMAMISH PUBLIC WORKS DEPARTMENT INSPECTION NOTIFICATION PHONE NUMBER: 425-295-0625

TESC SUPERVISOR:
EARTH SOLUTIONS NW, LLC
(425) 449-4704

MAILBOX LOCATION:
(8) 4-8 UNIT (TYPE 1) N.D.C.B.U. LOCATION AS SHOWN IN PLAN.
LOCATION APPROVED BY POSTMASTER. SEE DETAIL ON SHEET C17



VICINITY MAP
SCALE: 1"=1,000'

NORTH

PROJECT CONTACTS:

APPLICANT / OWNER..............WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147
CONTACT: JUSTIN LAGERS
JUSTIN@AMERICANCLASSICHOMES.COM

CIVIL ENGINEER.........................D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM

SURVEYOR................................D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: DALE A. SMITH, P.L.S
DALE.SMITH@DRSTRONG.COM

ARBORIST................................ CREATIVE LANDSCAPE SOLUTIONS
(425) 890-3808
CONTACT: SUSAN PRINCE
SPRINCE202@AOL.COM

WETLAND BIOLOGIST................ SEWALL WETLAND CONSULTING, INC.
PO BOX 880
FALL CITY, WASHINGTON 98024
(253) 859-0515
CONTACT: TOM SEWALL
ESEWALL@SEWALLWC.COM

GEOTECHNICAL ENGINEER..........EARTH SOLUTIONS NW, INC.
1805 136TH PL NE, SUITE 201
BELLEVUE, WASHINGTON 98005
(425) 449-4704
CONTACT: SCOTT S. RIEGEL, L.G., L.E.G.

TRAFFIC ENGINEER.....................TRAFFEX
11410 NE 124TH ST. #590
KIRKLAND, WASHINGTON 98034
(425) 522-4118
CONTACT: VINCENT J. GEGLIA
VINCE@NWTRAFFEX.COM

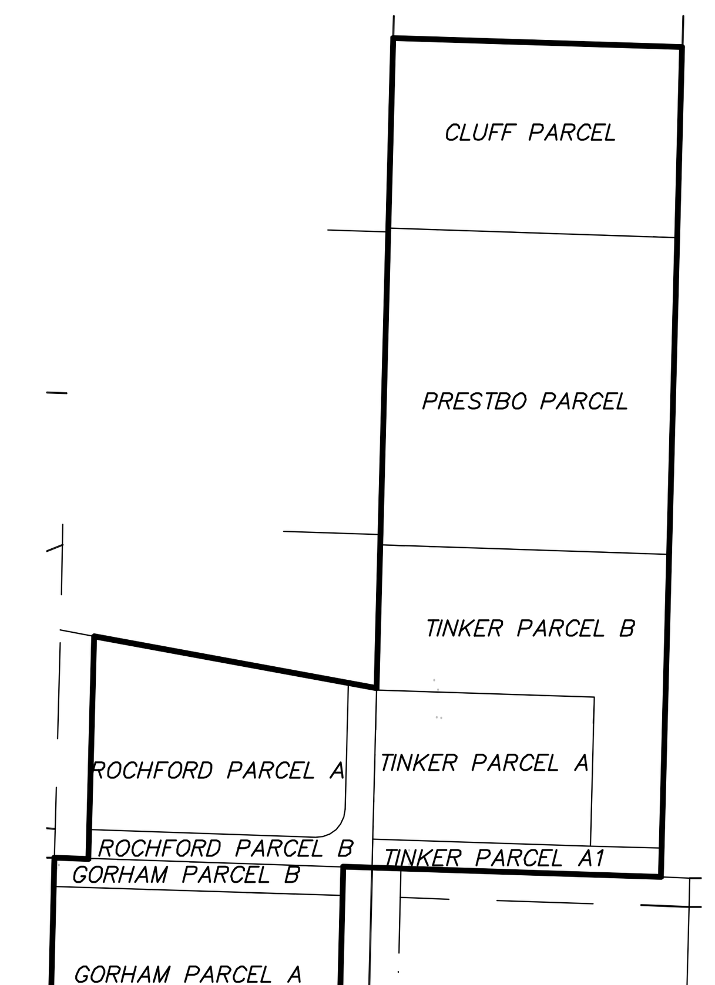
PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY:	24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SE SAMMAMISH, WA
PARCEL NUMBERS:	1024069139, 1024069055, 1024069038, 1024069066, 1024069180 & 1024069104
EXISTING ZONING:	R-4
PROPOSED DWELLING UNITS:	28
ACREAGE:	8.531 ACRES (371,612 S.F.) GROSS
R.O.W. DEDICATION:	1.616 ACRES (70,411 S.F.)
NET SITE AREA:	6.915 ACRES (301,201 S.F.)
WORK WITHIN EX. R.O.W. AREA:	0.814 ACRES (35,441 S.F.)
PROPOSED USE:	SINGLE FAMILY DETACHED HOUSING
TOTAL PROPOSED IMPERVIOUS:	5.097 ACRES INCLUDING FRONTAGE
SURROUNDING LAND USE:	SINGLE FAMILY RESIDENTIAL
SEWER AND WATER DISTRICT:	SAMMAMISH PLATEAU WATER 425-392-6256
SCHOOL DISTRICT:	ISSAQUAH NO 411
FIRE DISTRICT:	EASTSIDE FIRE AND RESCUE 425-313-3200
TELEPHONE SERVICE:	CENTURY LINK 1-800-366-8201
POWER SOURCE:	PUGET SOUND ENERGY 1-888-225-5773
CABLE SERVICE:	COMCAST 1-800-266-2278
REC. SPACE REQUIRED:	10,920 S.F.
REC. SPACE PROVIDED:	23,615 S.F. (TRACT "B") 36,044 S.F. ADDITIONAL PROVIDED IN OPEN SPACE
PARKING REQUIREMENT:	2 PER UNIT, TO BE LOCATED IN GARAGE AND DRIVEWAY 56 TOTAL PARKING SPACES REQUIRED
AVERAGE LOT SIZE:	8,627 S.F.

DRAWING INDEX:

C1 1 OF 31	COVER SHEET
~~C2 2 OF 31~~	~~NOTES/HEARING CONDITIONS~~
~~C3 3 OF 31~~	~~NOTES~~
~~C4 4 OF 31~~	~~EXISTING CONDITIONS~~
C5 5 OF 31	TREE RETENTION PLAN
C6 6 OF 31	TREE RETENTION TABLE
C7 7 OF 31	HORIZONTAL CONTROL PLAN
~~C8 8 OF 31~~	~~T.E.S.C. PLAN~~
~~C9 9 OF 31~~	~~T.E.S.C. NOTES AND DETAILS~~
~~C10 10 OF 31~~	~~T.E.S.C. DETAILS~~
C11 11 OF 31	GRADING PLAN
C12 12 OF 31	ADA RAMP DETAILS
C13 13 OF 31	HAMMERHEAD DETAIL
C14 14 OF 31	ROAD AND STORM DRAINAGE PLAN
C15 15 OF 31	ROAD DETAILS
C16 16 OF 31	ROAD DETAILS
C17 17 OF 31	ROAD DETAILS
C18 18 OF 31	ROAD CROSS-SECTIONS
C19 19 OF 31	242ND AVE SE ROAD AND STORM PROFILE
C20 20 OF 31	242ND AVE SE ROAD AND STORM PROFILE
C21 21 OF 31	242ND AVE SE ROAD AND STORM PROFILE
C22 22 OF 31	241ST AVE SE ROAD AND STORM PROFILE
C23 23 OF 31	241ST AVE SE ROAD AND STORM PROFILE
C24 24 OF 31	SE 26TH PL ROAD AND STORM PROFILE
C25 25 OF 31	SE 28TH ST ROAD AND STORM PROFILE
C26 26 OF 31	SE 28TH ST ROAD AND STORM PROFILE
C27 27 OF 31	VAULT CROSS SECTION AND DETAILS
C28 28 OF 31	VAULT CROSS SECTION AND DETAILS
C29 29 OF 31	STORM DRAINAGE DETAILS
C30 30 OF 31	STORM DRAINAGE DETAILS
C31 31 OF 31	RAIN GARDEN DETAILS
CH 1 OF 1	CHANNELIZATION AND SIGNAGE PLAN
FH 1 OF 1	FIRE HYDRANT PLAN
L-1 1 OF 2	STREET TREE AND REPLACEMENT TREE PLAN
L-2 2 OF 2	LANDSCAPE PLAN- TRACTS B AND C
1 1 OF 1	STREET LIGHTING PLAN
R1 1 OF 1	ROCKERY DETAIL

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.



KEY MAP
SCALE: 1"=200'

NORTH

NORTH
GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of_________ , 20____.
City Planner
Public Works Development Review Engineer

R: \2015\0\15065\3\Drawings\As-builts\Plots\AB_01-3CVR15065.dwg 12/17/2019 11:38:39 AM

DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

COVER SHEET

24106 & 24124 SE 28TH ST;
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
STATE OF WASHINGTON
45232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C1
SHEET: 1 OF 31

AS-BUILT NO. 17-0300

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575

TREE RETENTION CALCULATION

EXISTING ONSITE TREES:	267
TREES LOCATED IN CRITICAL AREAS & BUFFERS:	(0)
NON-VIABLE TREE:	76
SIGNIFICANT TREES FOR RET. CALC.:	191
REQUIRED TREE RETENTION RATE:	35%
REQUIRED NO. OF TREES TO BE RETAINED:	66.85
PROVIDED NO. OF TREES TO BE RETAINED:	62
• SIGNIFICANT RETAINED TREES:	44
• HERITAGE RETAINED TREES:	15
• LANDMARK RETAINED TREES:	3
TOTAL TREE CREDITS WITH INCENTIVES:	76.25
• SIGNIFICANT TREE CREDITS:	44
• HERITAGE TREE CREDITS:	26.25
• LANDMARK TREE CREDITS:	6
PROVIDED TREE RETENTION RATE WITH INCENTIVES:	39.9%

DRIPLINE OF "RETAINED" TREE VIABLE FOR RETENTION (62)

DRIPLINE OF "RETAINED" OFFSITE TREE

NON-VIABLE TREE

TREE TO BE REMOVED

TREE REPLACEMENT CALCULATION

ANY SIGNIFICANT TREE LAWFULLY REMOVED PURSUANT TO SMC 21A.37.240, TREE REMOVAL STANDARDS OR SMC 21A.37.350, TREE RETENTION STANDARDS, SHALL BE SUBJECT TO THE REPLACEMENT STANDARDS IN 21A.37.280.

129 TREES SHALL BE REPLACED AT VARYING RATIOS BASED UPON SIZE PURSUANT TO SMC 21A.37.280 – 229 REPLACEMENT TREES ARE REQUIRED (210 CONIFEROUS, 19 DECIDUOUS).

CONIFEROUS REPLACEMENT CALCULATIONS
34 LANDMARK TREES REMOVED AND REPLACED AT 3:1=102
28 HERITAGE TREES REMOVED AND REPLACED AT 2:1=56
52 SIGNIFICANT TREES REMOVED AND REPLACED AT 1:1=52
114 TOTAL TREES REMOVED AND REPLACED WITH 210 TREES

DECIDUOUS REPLACEMENT CALCULATIONS
0 LANDMARK TREES REMOVED AND REPLACED AT 3:1=0
4 HERITAGE TREES REMOVED AND REPLACED AT 2:1=8
11 SIGNIFICANT TREES REMOVED AND REPLACED AT 1:1=11
15 TOTAL TREES REMOVED AND REPLACED WITH 19 TREES

SEE LANDSCAPE PLANS FOR PLANTING AND DETAILS

TREE PROTECTION REQUIREMENTS:

TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL RETAINED TREES PER DETAIL ON SHEET C9. ARBORIST TO APPROVE TREE PROTECTION FENCING LOCATION PRIOR TO CONSTRUCTION.

LANDMARK AND HERITAGE TREE INCENTIVE TABLE

TREE NO.	SPECIES	DBH	TREE CREDIT	SMC SECTION	NOTE
244	DOUGLAS FIR	24	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
250	DOUGLAS FIR	24	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
257	DOUGLAS FIR	34	2	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
258	DOUGLAS FIR	34	2	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
259	DOUGLAS FIR	29	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
262	DOUGLAS FIR	23	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
272	DOUGLAS FIR	22	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
286	DOUGLAS FIR	29.5	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
343	BIGLEAF MAPLE	24	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
344	DOUGLAS FIR	42	2	21A.37.270(1)(C)	ONSITE/OFFSITE CONTINUOUS CANOPY
345	DOUGLAS FIR	28	1.75	21A.37.270(1)(C)	ONSITE/OFFSITE CONTINUOUS CANOPY
346	DOUGLAS FIR	29	1.75	21A.37.270(1)(C)	ONSITE/OFFSITE CONTINUOUS CANOPY
348	DOUGLAS FIR	27	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
351	DOUGLAS FIR	28	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
362	DOUGLAS FIR	28	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
363	DOUGLAS FIR	28	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
366	DOUGLAS FIR	29	1.75	21A.37.270(1)(C)	ONSITE/OFFSITE CONTINUOUS CANOPY
382	WESTERN RED CEDAR	30	1.75	21A.37.270(1)(B)	TREE RETENTION TRACT CONTINUOUS CANOPY
TOTAL LANDMARK AND HERITAGE CREDITS			32.25		
ADDITIONAL SIGNIFICANT TREE CREDITS			44		
TOTAL TREE CREDITS			76.25		

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

AS-BUILT
NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION
City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH
TREE RETENTION PLAN
24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105 MERCER ISLAND, WA 98040 (206) 588-1147

MAHER A. JOUDI, 45232, REGISTERED PROFESSIONAL ENGINEER, 10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C5
SHEET: 5 OF 31

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AS-BUILT NO. 17-0301

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575

TREE TABLE

TREE NO.	SPECIES	DBH	ADJ. DBH	DRIPLINE	HEALTH	REPLACEMENT TREES	REPLACEMENT SPECIES
101	DOUGLAS FIR	28.5	28.5	21	VIABLE	2	C
102	DOUGLAS FIR	27.5	27.5	21	VIABLE	2	C
103	DOUGLAS FIR	10	10	16	VIABLE	1	C
104	WESTERN RED CEDAR	20	20	21	VIABLE	1	C
105	DOUGLAS FIR	25	25	16	VIABLE	2	C
106	DOUGLAS FIR	18	18	12	VIABLE	1	C
107	DOUGLAS FIR	28	28	12	VIABLE	2	C
108	DOUGLAS FIR	24	24	12	NON-VIABLE		
109	DOUGLAS FIR	18	18	12	VIABLE	1	C
110	DOUGLAS FIR	16	16	12	VIABLE	1	C
111	DOUGLAS FIR	16	16	12	VIABLE	1	C
112	DOUGLAS FIR	15/15	21	12	VIABLE	1	C
113	DOUGLAS FIR	15	15	12	VIABLE	1	C
114	DOUGLAS FIR	15	15	12	VIABLE	1	C
115	DOUGLAS FIR	14	14	12	NON-VIABLE		
116	DOUGLAS FIR	16	16	12	NON-VIABLE		
117	DOUGLAS FIR	28	28	12	NON-VIABLE		
118	ASPEN	14	14	10	VIABLE	1	D
120	ASPEN	18	18	12	NON-VIABLE		
121	ASPEN	17	17	12	VIABLE	1	D
122	ASPEN	26	26	12	VIABLE	2	D
123	ASPEN	28	28	13	VIABLE	2	D
124	ASPEN	13	13	10	VIABLE	1	D
125	SPRUCE	18	18	15	NON-VIABLE		
126	DOUGLAS FIR	34	34	21	VIABLE	3	C
127	DOUGLAS FIR	37	37	18	NON-VIABLE		
128	DOUGLAS FIR	42	42	18	VIABLE	3	C
129	DOUGLAS FIR	36	36	16	VIABLE	3	C
130	DOUGLAS FIR	36	36	18	NON-VIABLE		
131	DOUGLAS FIR	40	40	21	NON-VIABLE		
132	DOUGLAS FIR	30	30	16	VIABLE	2	C
133	DOUGLAS FIR	30	30	16	VIABLE	2	C
134	DOUGLAS FIR	40	40	21	VIABLE	3	C
135	LODGEPOLE PINE	15	15	12	VIABLE	1	C
136	DOUGLAS FIR	32	32	19	VIABLE	3	C
137	DOUGLAS FIR	31	31	17	VIABLE	2	C
138	DOUGLAS FIR	30	30	15	VIABLE	2	C
139	DOUGLAS FIR	32.5	32.5	16	VIABLE	3	C
140	DOUGLAS FIR	35	35	18	VIABLE	3	C
141	DOUGLAS FIR	18	18	16	VIABLE	1	C
142	DOUGLAS FIR	23	23	17	VIABLE	2	C
143	DOUGLAS FIR	8/18	19.5	16	NON-VIABLE		
144	DOUGLAS FIR	26	26	20	VIABLE	2	C
145	DOUGLAS FIR	39	39	18	VIABLE	3	C
146	DOUGLAS FIR	35.5	35.5	20	VIABLE	3	C
147	DOUGLAS FIR	39	39	18	NON-VIABLE		
148	DOUGLAS FIR	32	32	18	VIABLE	3	C
149	DOUGLAS FIR	36	36	19	VIABLE	3	C
150	DOUGLAS FIR	12/12	17	15	NON-VIABLE		
151	DOUGLAS FIR	19	19	15	NON-VIABLE		
152	DOUGLAS FIR	24	24	15	VIABLE	2	C
153	DOUGLAS FIR	9	9	15	NON-VIABLE		
154	DOUGLAS FIR	15	15	15	VIABLE	1	C
155	DOUGLAS FIR	19	19	15	VIABLE	1	C
156	DOUGLAS FIR	31	31	15	NON-VIABLE		
157	DOUGLAS FIR	10	10	15	NON-VIABLE		
159	DOUGLAS FIR	24	24	15	VIABLE	2	C
160	DOUGLAS FIR	18	18	15	NON-VIABLE		
161	DOUGLAS FIR	12	12	15	NON-VIABLE		
162	DOUGLAS FIR	9	9	6	NON-VIABLE		
163	DOUGLAS FIR	8	8	6	NON-VIABLE		
164	DOUGLAS FIR	18	18	6	NON-VIABLE		
165	DOUGLAS FIR	27	27	6	NON-VIABLE		
166	DOUGLAS FIR	8	8	6	VIABLE	1	C
167	DOUGLAS FIR	26	26	6	NON-VIABLE		
168	DOUGLAS FIR	12	12	6	VIABLE	1	C
169	DOUGLAS FIR	16	16	6	VIABLE	1	C
170	DOUGLAS FIR	18	18	15	NON-VIABLE		
171	DOUGLAS FIR	39	39	18	VIABLE	3	C
173	DOUGLAS FIR	40	40	21	VIABLE	3	C
174	RIVER BIRCH	15	15	14	NON-VIABLE		
175	DOUGLAS FIR	29	29	16	NON-VIABLE		

TREE TABLE

TREE NO.	SPECIES	DBH	ADJ. DBH	DRIPLINE	HEALTH	TREE CREDIT	REPLACEMENT TREES	REPLACEMENT SPECIES
176	DOUGLAS FIR	33	33	27	VIABLE		3	C
177	DOUGLAS FIR	48	48	30	VIABLE		3	C
178	DOUGLAS FIR	38.5	38.5	21	VIABLE		3	C
179	NOBLE FIR	11	11	5	VIABLE		1	C
180	NOBLE FIR	11	11	5	VIABLE		1	C
181	NOBLE FIR	8	8	8	VIABLE		1	C
182	NOBLE FIR	10	10	8	VIABLE		1	C
183	BIGLEAF MAPLE	20/22/27	40	30	NON-VIABLE			
184	WESTERN RED CEDAR	15	15	16	VIABLE		1	C
185	GRAND FIR	8	8	8	VIABLE		1	C
186	DOUGLAS FIR	16	16	12	VIABLE		1	C
187	SEQUOIA	54	54	15	VIABLE		3	C
188	SEQUOIA	47	47	15	VIABLE		3	C
189	SEQUOIA	41.5	41.5	15	VIABLE		3	C
190	SEQUOIA	43.5	43.5	15	NON-VIABLE			
191	BEECH	9/13	16	15	NON-VIABLE			
192	BEECH	15	15	15	NON-VIABLE			
233	LODGEPOLE PINE	13	13	9	VIABLE		1	C
234	DOUGLAS FIR	29	29	20	VIABLE		2	C
238	DOUGLAS FIR	19	19	14	VIABLE		1	C
239	DOUGLAS FIR	30	30	18	VIABLE		2	C
243	DOUGLAS FIR	24	24	15	VIABLE		2	C
244	DOUGLAS FIR	24	24	14	VIABLE	1.75		
249	DOUGLAS FIR	24	24	10	NON-VIABLE			
250	DOUGLAS FIR	24	24	16	VIABLE	1.75		
251	FRAZIER	10	10	11	NON-VIABLE			
252	GRAND FIR	10.5	10.5	8	NON-VIABLE			
253	GRAND FIR	10	10	10	NON-VIABLE			
254	GRAND FIR	10	10	11	NON-VIABLE			
255	DOUGLAS FIR	32	32	15	VIABLE		3	C
256	OAK	23	23	29	VIABLE		2	D
257	DOUGLAS FIR	34	34	18	VIABLE	2		
258	DOUGLAS FIR	34	34	17	VIABLE	2		
259	DOUGLAS FIR	29	29	17	VIABLE	1.75		
260	GRAND FIR	9	9	10	VIABLE	1		
261	DOUGLAS FIR	21	21	18	VIABLE	1		
262	DOUGLAS FIR	23	23	9	VIABLE	1.75		
265	DOUGLAS FIR	27	27	18	NON-VIABLE			
266	DOUGLAS FIR	25	25	16	VIABLE		2	C
267	DOUGLAS FIR	16	16	16	VIABLE		1	C
268	GRAND FIR	12	12	12	VIABLE	1		
269	GRAND FIR	9	9	12	VIABLE	1		
270	GRAND FIR	10	10	12	VIABLE	1		
271	DOUGLAS FIR	30.5	30.5	19	VIABLE		2	C
272	DOUGLAS FIR	22	22	13	VIABLE	1.75		
279	DOUGLAS FIR	30	30	20	VIABLE		2	C
280	DOUGLAS FIR	31.5	31.5	23	VIABLE		2	C
282	DOUGLAS FIR	21	21	14	VIABLE	1		
283	DOUGLAS FIR	13	13	16	VIABLE	1		
284	DOUGLAS FIR	12	12	12	VIABLE	1		
285	DOUGLAS FIR	29.5	29.5	19	NON-VIABLE			
286	DOUGLAS FIR	29.5	29.5	19	VIABLE	1.75		
289	BIGLEAF MAPLE	20	20	28	VIABLE		1	D
290	DOUGLAS FIR	40	40	20	VIABLE		3	C
291	ALDER	12	12	14	NON-VIABLE			
292	DOUGLAS FIR	33	33	16	VIABLE		3	C
293	DOUGLAS FIR	8	8	6	VIABLE	1		
294	DOUGLAS FIR	8	8	9	VIABLE	1		
295	DOUGLAS FIR	11	11	10	VIABLE	1		
298	BIGLEAF MAPLE CLUSTER	18/9/7	21.5	24	NON-VIABLE			
299	DOUGLAS FIR	14	14	10	VIABLE		1	C
300	DOUGLAS FIR	14	14	10	VIABLE		1	C
301	DOUGLAS FIR	17	17	16	VIABLE		1	C
302	DOUGLAS FIR	33	33	15	VIABLE		3	C
303	ALDER	12	12	14	NON-VIABLE			
304	ALDER	16	16	14	NON-VIABLE			
305	DOUGLAS FIR	20	20	14	VIABLE		1	C
306	DOUGLAS FIR	24	24	17	VIABLE		2	C
307	DOUGLAS FIR	23	23	16	VIABLE		2	C
308	DOUGLAS FIR	23	23	16	NON-VIABLE			
309	JAPANESE MAPLE	7/7/9	13.5	16	VIABLE		1	D
310	JAPANESE MAPLE	10/10/12	18.5	16	VIABLE		1	D

TREE TABLE

TREE NO.	SPECIES	DBH	ADJ. DBH	DRIPLINE	HEALTH	TREE CREDIT	REPLACEMENT TREES	REPLACEMENT SPECIES
331	DOUGLAS FIR	17	17	15	VIABLE		1	C
334	WESTERN RED CEDAR	8/12	14.5	11	VIABLE	1		
335	WESTERN RED CEDAR	12	12	12	VIABLE	1		
336	BIRCH	14/15	20.5	18	VIABLE		1	D
337	DOUGLAS FIR	9	9	10	VIABLE	1		
338	CHERRY	14	14	16	VIABLE	1		
339	WESTERN RED CEDAR	13	13	12	VIABLE	1		
340	WESTERN RED CEDAR	11	11	12	VIABLE	1		
341	WESTERN RED CEDAR	10	10	12	VIABLE	1		
342	WESTERN RED CEDAR	10	10	12	VIABLE	1		
343	BIGLEAF MAPLE	24	24	28	VIABLE	1.75		
344	DOUGLAS FIR	42	42	17	VIABLE	2		
345	DOUGLAS FIR	28	28	16	VIABLE	1.75		
346	DOUGLAS FIR	29	29	16	VIABLE	1.75		
347	BIGLEAF MAPLE	20	20	20	VIABLE	1		
348	DOUGLAS FIR	27	27	16	VIABLE	1.75		
350	DOUGLAS FIR	8	8	6	VIABLE	1		
351	DOUGLAS FIR	28	28	18	VIABLE	1.75		
352	DOUGLAS FIR	12	12	15	VIABLE	1		
353	DOUGLAS FIR	8	8	6	VIABLE	1		
354	DOUGLAS FIR	15	15	16	VIABLE	1		
355	DOUGLAS FIR	8	8	14	VIABLE	1		
356	WESTERN RED CEDAR	20	20	14	VIABLE	1		
357	WESTERN RED CEDAR	14	14	16	VIABLE	1		
359	DOUGLAS FIR	21	21	12	VIABLE	1		
360	DOUGLAS FIR	8	8	6	VIABLE	1		
361	DOUGLAS FIR	11	11	12	VIABLE	1		
362	DOUGLAS FIR	28	28	16	VIABLE	1.75		
363	DOUGLAS FIR	28	28	18	VIABLE	1.75		
364	WESTERN RED CEDAR	12	12	12	VIABLE	1		
365	DOUGLAS FIR	21	21	16	VIABLE	1		
366	DOUGLAS FIR	29	29	16	VIABLE	1.75		
367	LEYLANDII CYPRESS	4/8/5	10	10	VIABLE	1		
368	LEYLANDII CYPRESS	6/5/3/4	9	10	VIABLE	1		
369	LEYLANDII CYPRESS	9	9	10	VIABLE	1		
370	LEYLANDII CYPRESS	7/5/4/3	10	10	VIABLE	1		
371	LEYLANDII CYPRESS	9	9	10	VIABLE	1		
372	LEYLANDII CYPRESS	9	9	10	VIABLE	1		
373	LEYLANDII CYPRESS	7/7	10	10	VIABLE	1		
374	WESTERN RED CEDAR	14	14	12	VIABLE	1		
375	WESTERN RED CEDAR	22	22	15	VIABLE		2	C
376	DOUGLAS FIR	18	18	16	VIABLE	1		
377	WESTERN RED CEDAR	16	16	16	VIABLE	1		
378	WESTERN RED CEDAR	20	20	18	VIABLE	1		
379	WESTERN RED CEDAR	20	20	14	VIABLE	1		
380	GOLDEN LOCUST	11	11	18	VIABLE		1	D
381	WESTERN RED CEDAR	10	10	10	VIABLE		1	C
382	WESTERN RED CEDAR	30	30	17	VIABLE	1.75		
383	WESTERN RED CEDAR	29	29	18	VIABLE		2	C
384	WESTERN RED CEDAR	35	35	14	VIABLE		3	C
385	WESTERN RED CEDAR	18	18	14	VIABLE		1	C
386	WESTERN RED CEDAR	33	33	14	VIABLE		3	C
387	DOUGLAS FIR	19	19	14	NON-VIABLE			
388	DOUGLAS FIR	22	22	16	NON-VIABLE			
397	BIGLEAF MAPLE	12/11/9	18.5	16	NON-VIABLE			
398	BIGLEAF MAPLE	13	13	16	NON-VIABLE			
399	WESTERN RED CEDAR	13	13	14	NON-VIABLE			
400	HEMLOCK	13	13	14	NON-VIABLE			
401	BIGLEAF MAPLE	8/9/9/13	20	18	VIABLE		1	D
402	WESTERN RED CEDAR	19	19	14	VIABLE		1	C
403	WESTERN RED CEDAR	21	21	14	VIABLE		1	C
404	CHERRY	12	12	16	VIABLE		1	D
405	DOUGLAS FIR	15	15	12	VIABLE		1	C
406	DOUGLAS FIR	20	20	16	NON-VIABLE			
407	DOUGLAS FIR	14	14	15	VIABLE		1	C
408	DOUGLAS FIR	26	26	15	VIABLE		2	C
409	DOUGLAS FIR	12	12	12	NON-VIABLE			
410	DOUGLAS FIR	10	10	8	NON-VIABLE			
411	WESTERN RED CEDAR	20	20	14	VIABLE		1	C
412	DOUGLAS FIR	16	16	12	VIABLE		1	C
413	WESTERN RED CEDAR	15	15	12	VIABLE		1	C
414	WESTERN RED CEDAR	15	15	14	VIABLE		1	C

TREE TABLE

TREE NO.	SPECIES	DBH	ADJ. DBH	DRIPLINE	HEALTH	REPLACEMENT TREES	REPLACEMENT SPECIES
415	WESTERN RED CEDAR	32	32	17	NON-VIABLE		
416	WESTERN RED CEDAR	12	12	13	VIABLE	1	C
417	DOUGLAS FIR	16	16	12	NON-VIABLE		
418	DOUGLAS FIR	13	13	12	NON-VIABLE		
419	DOUGLAS FIR	15	15	14	VIABLE	1	C
420	DOUGLAS FIR	18	18	22	VIABLE	1	C
421	DOUGLAS FIR	17	17	16	VIABLE	1	C
422	WESTERN RED CEDAR	10/9/9	16	9	VIABLE	1	C
423	WESTERN RED CEDAR	16/14/12	24.5	9	VIABLE	2	C
424	WESTERN RED CEDAR	13/12	17.5	9	VIABLE	1	C
425	CRAB APPLE	12	12	18	VIABLE	1	D
426	DOUGLAS FIR	19	19	20	VIABLE	1	C
427	DOUGLAS FIR	11	11	13	NON-VIABLE		
428	DOUGLAS FIR	15	15	20	NON-VIABLE		
429	DOUGLAS FIR	24	24	20	NON-VIABLE		
430	BIGLEAF MAPLE	24	24	22	VIABLE	2	D
431	WESTERN RED CEDAR	39	39	22	VIABLE	3	C
432	WESTERN RED CEDAR	32	32	16	VIABLE	3	C
433	WESTERN RED CEDAR	33	33	18	VIABLE	3	C
434	WESTERN RED CEDAR	34	34	17	VIABLE	3	C
435	WESTERN RED CEDAR	37	37	16	VIABLE	3	C
436	DOUGLAS FIR	30	30	14	VIABLE	2	C
437	DOUGLAS FIR	35	35	14	VIABLE	3	C
438	DOUGLAS FIR	29	29	16	VIABLE	2	C
439	DOUGLAS FIR	35	35	16	NON-VIABLE		
440	DOUGLAS FIR	39	39	16	VIABLE	3	C
441	DOUGLAS FIR	36	36	19	VIABLE	3	C
442	WESTERN RED CEDAR	10	10	12	VIABLE	1	C
443	WESTERN RED CEDAR	12	12	16	VIABLE	1	C
444	WESTERN RED CEDAR	10	10	12	VIABLE	1	C
445	WESTERN RED CEDAR	16	16	14	VIABLE	1	C
446	WESTERN RED CEDAR	13/11	17	13	NON-VIABLE		
447	DOUGLAS FIR	29	29	16	NON-VIABLE		
448	DOUGLAS FIR	29	29	20	NON-VIABLE		
449	DOUGLAS FIR	14	14	10	NON-VIABLE		
450	DOUGLAS FIR	8	8	10	NON-VIABLE		
453	DOUGLAS FIR	14	14	12	NON-VIABLE		
454	DOUGLAS FIR	10	10	8	NON-VIABLE		
455	DOUGLAS FIR	10	10	6	NON-VIABLE		
458	DOUGLAS FIR	20	20	10	NON-VIABLE		
459	DOUGLAS FIR	24	24	12	VIABLE	2	C
460	DOUGLAS FIR	20	20	6	NON-VIABLE		
461	DOUGLAS FIR	21	21	10	NON-VIABLE		
462	DOUGLAS FIR	26	26	12	NON-VIABLE		
463	DOUGLAS FIR	24	24	14	NON-VIABLE		
464	DOUGLAS FIR	22	22	14	NON-VIABLE		
465	DOUGLAS FIR	39	39	14	NON-VIABLE		
466	WESTERN RED CEDAR	36	36	14	VIABLE	3	C
473	DOUGLAS FIR	24	24	15	NON-VIABLE		
474	HEMLOCK	28	28	18	NON-VIABLE		

TREE TABLE NOTE

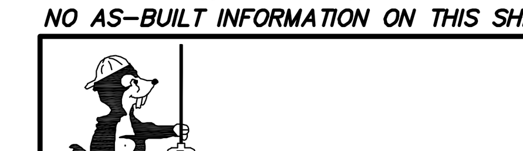
1. DBH = DIAMETER BREAST HEIGHT IN INCHES
2. DRIPLINE = RADIUS IN FEET

RETAINED TREE

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.



Call 2 Working Days Before You Dig

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Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of_________ , 20____.

City Planner

Public Works Development Review Engineer

R:\2015\0\15065\3\Drawings\As-builts\Plots\AB_05,06-3TRE15065.dwg 12/17/2019 11:41:23 AM

DRS

D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

TREE RETENTION TABLE

24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C6
SHEET: 6 OF 31

AS-BUILT NO. 17-0302

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

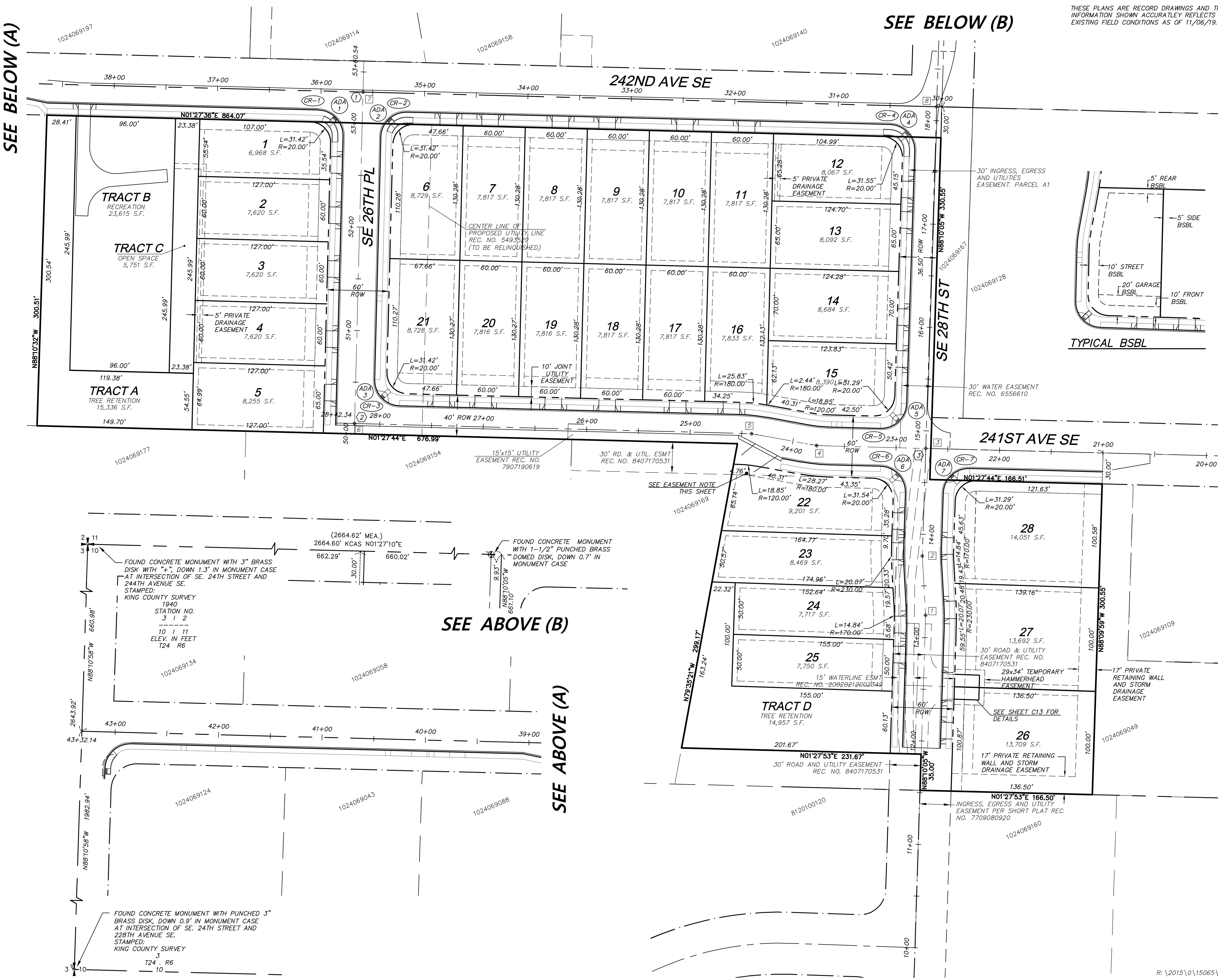
PENNY LANE SOUTH

SDP2017-00575

TRACT B AND TRACT C NOTE:

A DRAINAGE EASEMENT OVER TRACT B AND TRACT C WILL BE GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH FOR PUBLIC STORM DRAINAGE FACILITIES, ACCORDING TO THE CITY OF SAMMAMISH DRAINAGE EASEMENT COVENANT.

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.



INTERSECTION SCHEDULE

1. 35+59.48 (242ND AVE SE)= 53+30.54 (SE 26TH PL)
2. 28+24.34 (241ST AVE SE)= 50+10.00 (SE 26TH PL)
3. 22+71.31 (241ST AVE SE)= 14+83.04 (SE 28TH ST)

MONUMENT STATIONING SCHEDULE

1. 13+21.64 (SE 28TH ST)
2. 13+79.00 (SE 28TH ST)
3. 14+83.04 (SE 28TH ST)= 22+71.31 (241ST AVE SE)
4. 23+76.77 (241ST AVE SE)
5. 24+40.65 (241ST AVE SE)
6. 28+24.34 (241ST AVE SE)= 50+10.00 (SE 26TH PL)
7. 35+59.48 (242ND AVE SE)= 53+30.54 (SE 26TH PL)
8. 30+05.00 (242ND AVE SE)= 18+13.61 (SE 28TH ST)

ADA RAMP TABLE

RAMP NO.	RAMP ℄ STA.
ADA 1	53+05.22
ADA 2	53+05.22
ADA 3	50+35.32
ADA 4	22+96.23
ADA 5	22+97.92
ADA 6	22+96.86
ADA 7	22+46.21

DRIVEWAY TABLE

LOT NUMBER	DRIVEWAY ℄ STA.
1	52+59.50
2	52+11.00
3	51+59.00
4	50+91.00
5	50+39.00
6	34+76.32
7	34+35.82
8	33+67.82
9	33+15.82
10	32+47.82
11	31+95.82
12	17+32.63
13	16+92.13
14	16+14.12
15	15+73.62
16	24+60.68
17	25+12.68
18	25+80.68
19	26+32.68
20	27+00.68
21	27+41.18
22	14+11.93
23	13+83.32
24	13+11.97
25	12+82.73
26	12+10.83
27	13+25.55
28	13+78.16
TRACT B	38+02.86

NOTE: 16-FOOT WIDE DRIVEWAY CUTS FOR LOTS 1-28 AND 12-FOOT WIDE CUT FOR TRACT B PER CITY OF SAMMAMISH STD. DET. FIG02-07. SEE DETAILS ON SHEET C15.

CURB RETURNS:

SEE SHEET C12 FOR GRADING AND DIMENSION DETAILS.

BASIS OF BEARINGS:

N88°10'58"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHEAST SECTION CORNER AND THE NORTHQUARTER CORNER SECTION 10-24-6 PER REFERENCE 1.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

BENCHMARK:

KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL POINT NUMBER 2225, AT THE INTERSECTION OF 24TH ST AND 244TH AVE SE, FOUND CONCRETE MONUMENT WITH 3" BRASS DISK, 1.3' BELOW GRADE, IN A MONUMENT CASE, STAMPED WITH THE AGENCY, THE YEAR, THE SECTIONS, THE TOWNSHIP AND THE RANGE. ELEVATION = 403.32 FEET.

EASEMENT NOTE:

THE PORTION OF THE EXISTING 30' ROAD AND UTILITY EASEMENT, UNDER REC. NO. 8407170531, OUTSIDE OF THE PROPOSED RIGHT-OF-WAY SHALL REMAIN AFTER FINAL PLAT RECORDING. ALL OTHER PORTIONS SHALL BE RELINQUISHED PRIOR TO RECORDING.

NORTH

GRAPHIC SCALE 0 25 50 100

1 INCH = 50 FT.

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
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Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

HORIZONTAL CONTROL PLAN

24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105 MERCER ISLAND, WA 98040 (206) 588-1147

10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C7
SHEET: 7 OF 31

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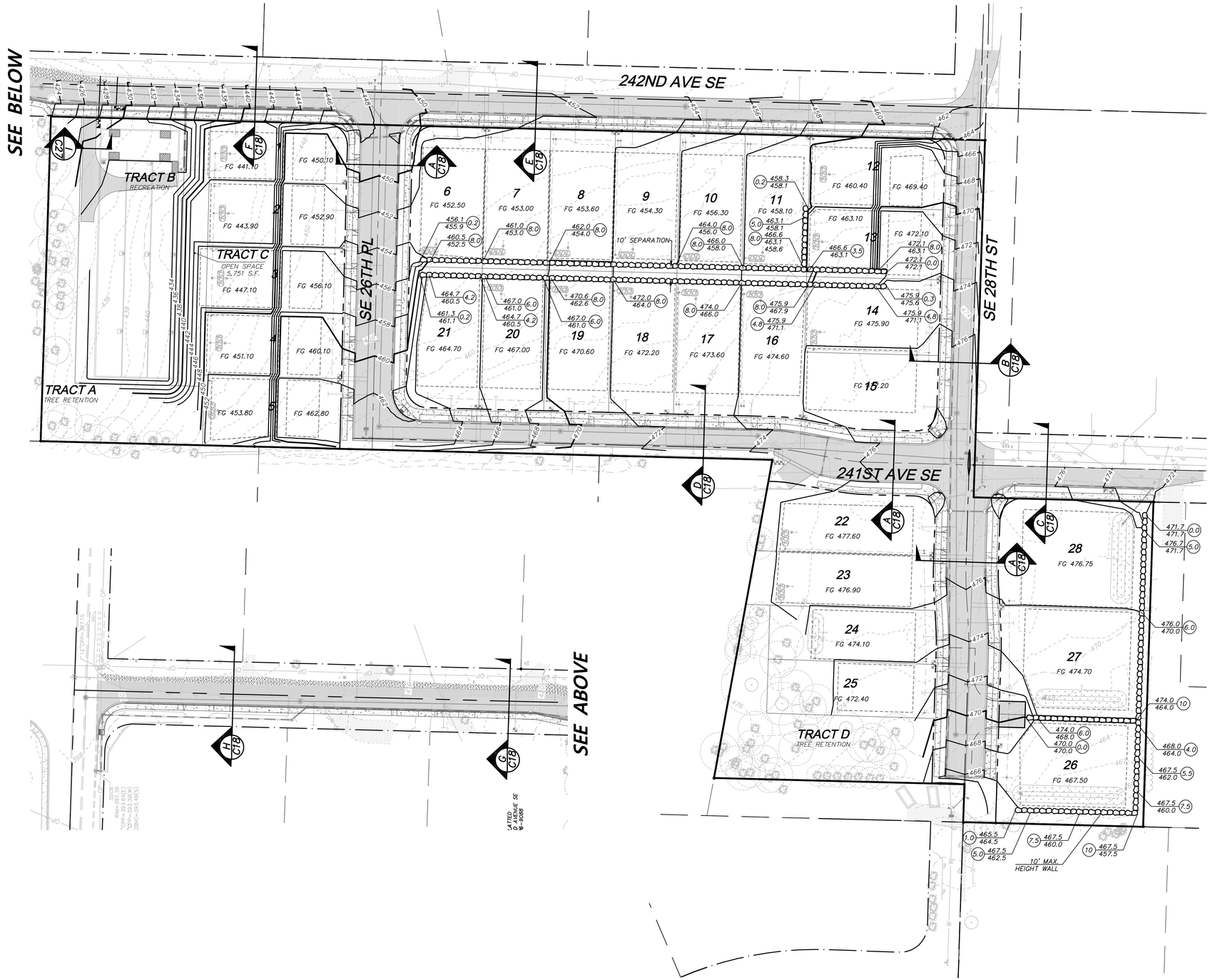
AS-BUILT NO. 17-0303

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



BENCHMARK:

KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL POINT NUMBER 2225, AT THE INTERSECTION OF 24TH ST AND 244TH AVE SE, FOUND CONCRETE MONUMENT WITH 3" BRASS DISK, 1.3' BELOW GRADE, IN A MONUMENT CASE, STAMPED WITH THE AGENCY, THE YEAR, THE SECTIONS, THE TOWNSHIP AND THE RANGE.
ELEVATION = 403.32 FEET.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

BASIS OF BEARINGS:

N88°10'58"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHEAST SECTION CORNER AND THE NORTHQUARTER CORNER SECTION 10-24-6 PER REFERENCE 1.

NOTES:

1. MONUMENTS SHALL CONFORM TO DETAIL PER SHEET C17.
2. FINAL PLAT TO IDENTIFY LOT CORNERS AND OTHER MONUMENTATION.

WALL NOTES:

1. ALL WALLS GREATER THAN 4-FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
2. WALL HEIGHT CALLOUTS ARE FINISHED GRADE TO FINISHED GRADE, NOT TO BOTTOM OF CONSTRUCTED WALL. CONTRACTOR MUST ACCOUNT FOR MINIMUM BURY AND MAY NEED TO ADJUST HEIGHTS BASED UPON WALL UNIT DIMENSIONS.

LEGEND:

ROCKERY, SEE DETAIL ON SHEET R1

FG PAD LIMIT

GRADING NOTES:

1. THE SUITABILITY OF USING THE ON-SITE SOILS AS STRUCTURAL FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
2. TEMPORARY SLOPES OVER FOUR FEET IN HEIGHT SHALL BE NO STEEPER THAN 1.5H:1V. A GEOTECHNICAL ENGINEER SHALL OBSERVE TEMPORARY AND PERMANENT SLOPES TO VERIFY THAT THE INCLINATION IS APPROPRIATE FOR THE CONDITIONS EXPOSED. TEMPORARY SHORING MAY BE NECESSARY.

FG ELEVATION NOTE:

FG ELEVATION CALLOUTS REFER TO FINISHED GRADE ELEVATION, NOT STRUCTURAL PAD ELEVATION.

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
25,412	22,937	2,475 EXPORT

ALL VOLUMES ARE APPROXIMATE. THE VOLUMES DO NOT INCLUDE EXPANSION FACTOR OR ANY SOIL TYPE RESTRICTIONS. THE VOLUMES INCLUDE STRUCTURAL EXCAVATION FOR VAULT.

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
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Utilities Underground Location Center
(ID,MT,ND,OR,WA)

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of_____, 20____.
City Planner
Public Works Development Review Engineer

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D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

GRADING PLAN
24106 & 24124 SE 28TH ST.
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MARK A. JOUD
WASHINGTON
45232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

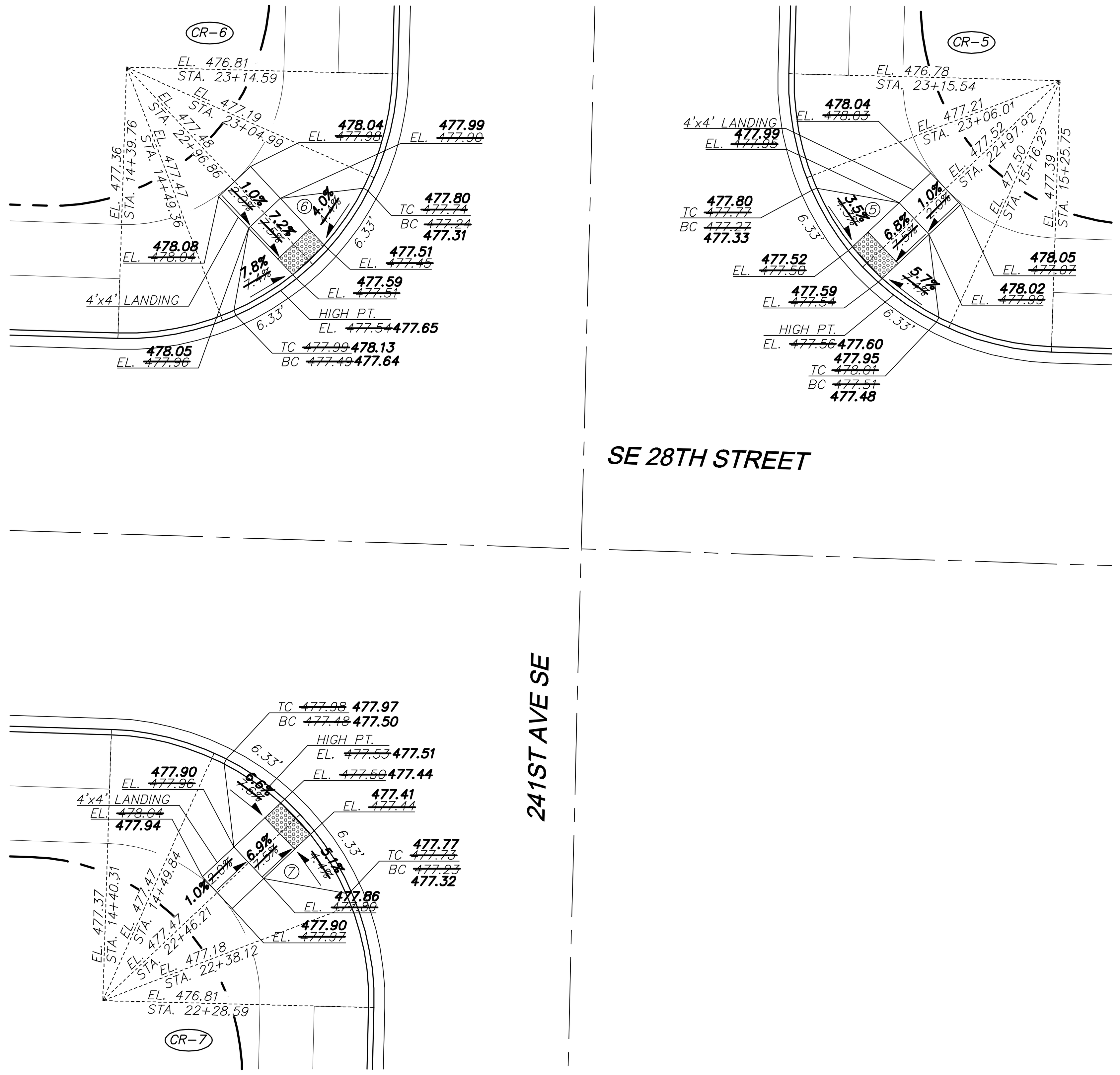
DRAWING: C11
SHEET: 11 OF 31

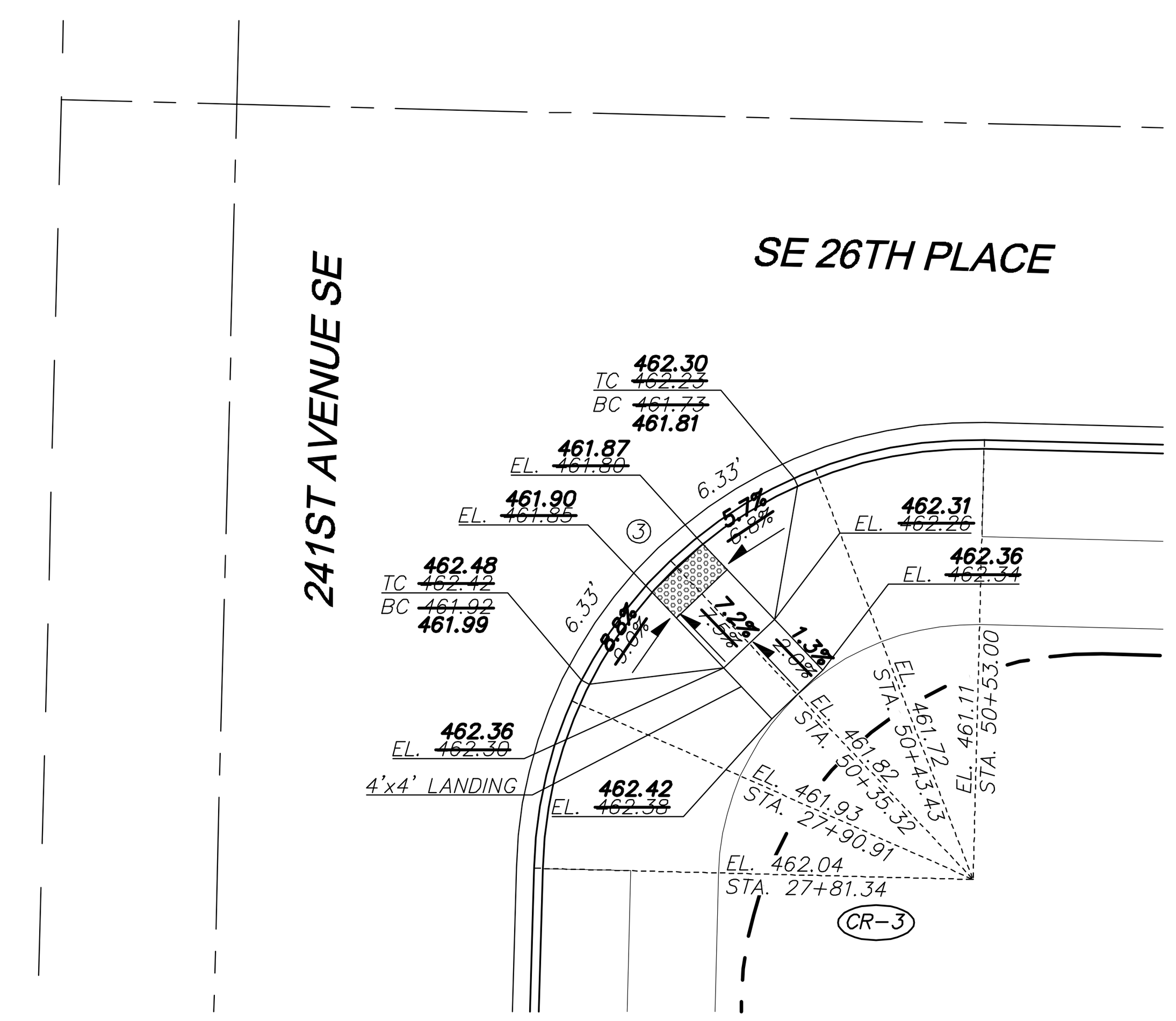
AS-BUILT NO. 17-0304

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



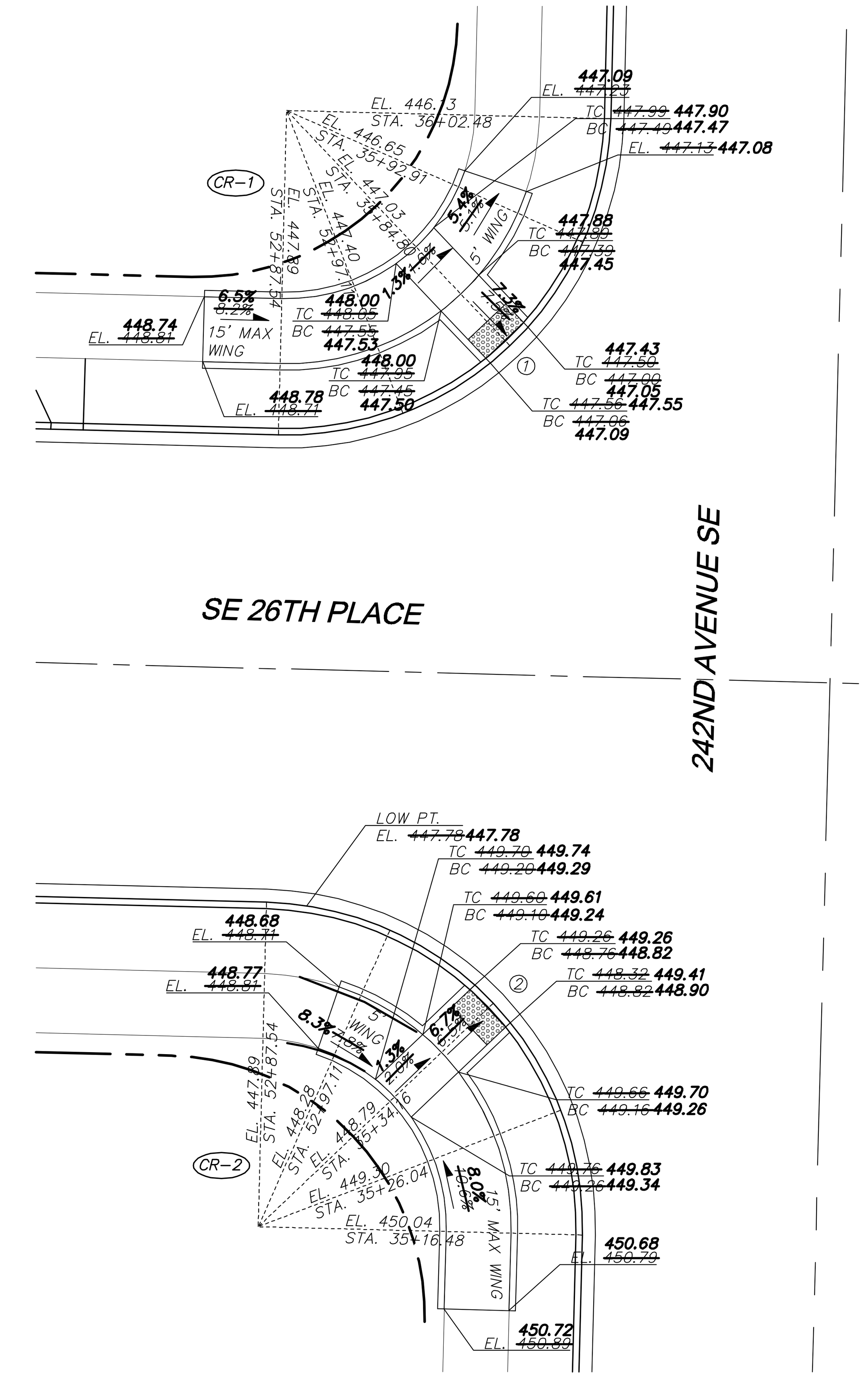


ADA RAMP AND CURB RETURN DETAILS

(PERPENDICULAR CURB RAMP PER WSDOT STD. PLAN F-40.15.03, SEE SHEET C15 FOR DETAILS)

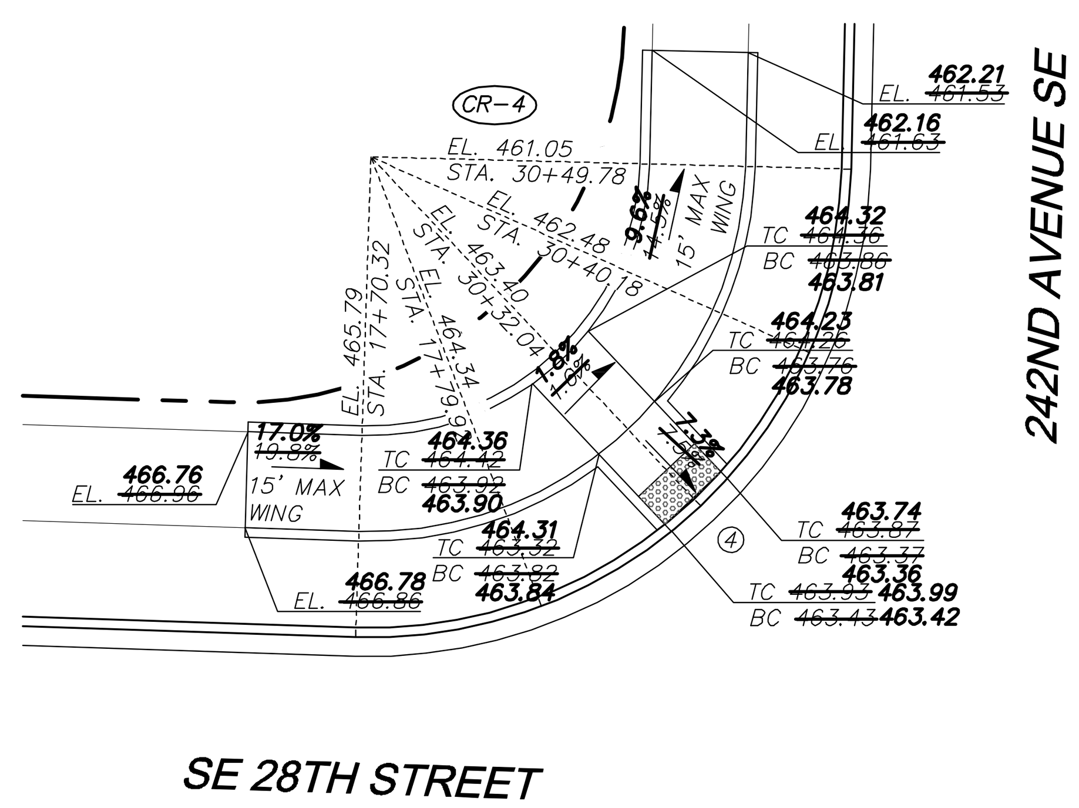
ADA RAMP AND CURB RETURN DETAILS

(PERPENDICULAR CURB RAMP PER WSDOT STD. PLAN F-40.15.03, SEE SHEET C15 FOR DETAILS)



ADA RAMP AND CURB RETURN DETAILS

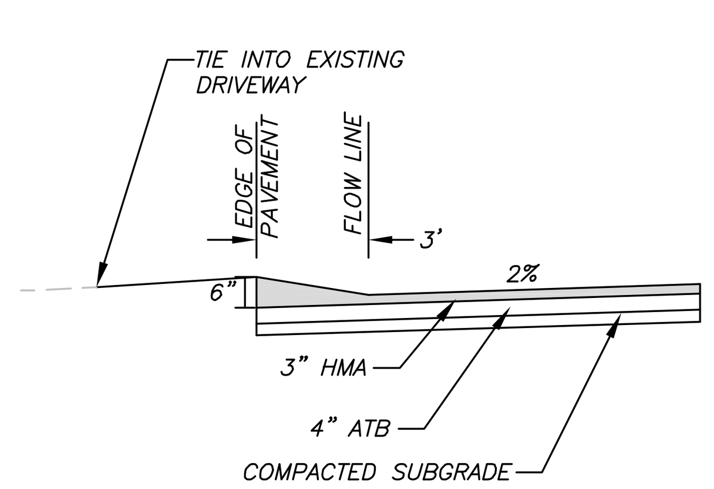
(COMBINATION CURB RAMP PER WSDOT STD. PLAN F-40.14.03, SEE SHEET C15 FOR DETAILS)



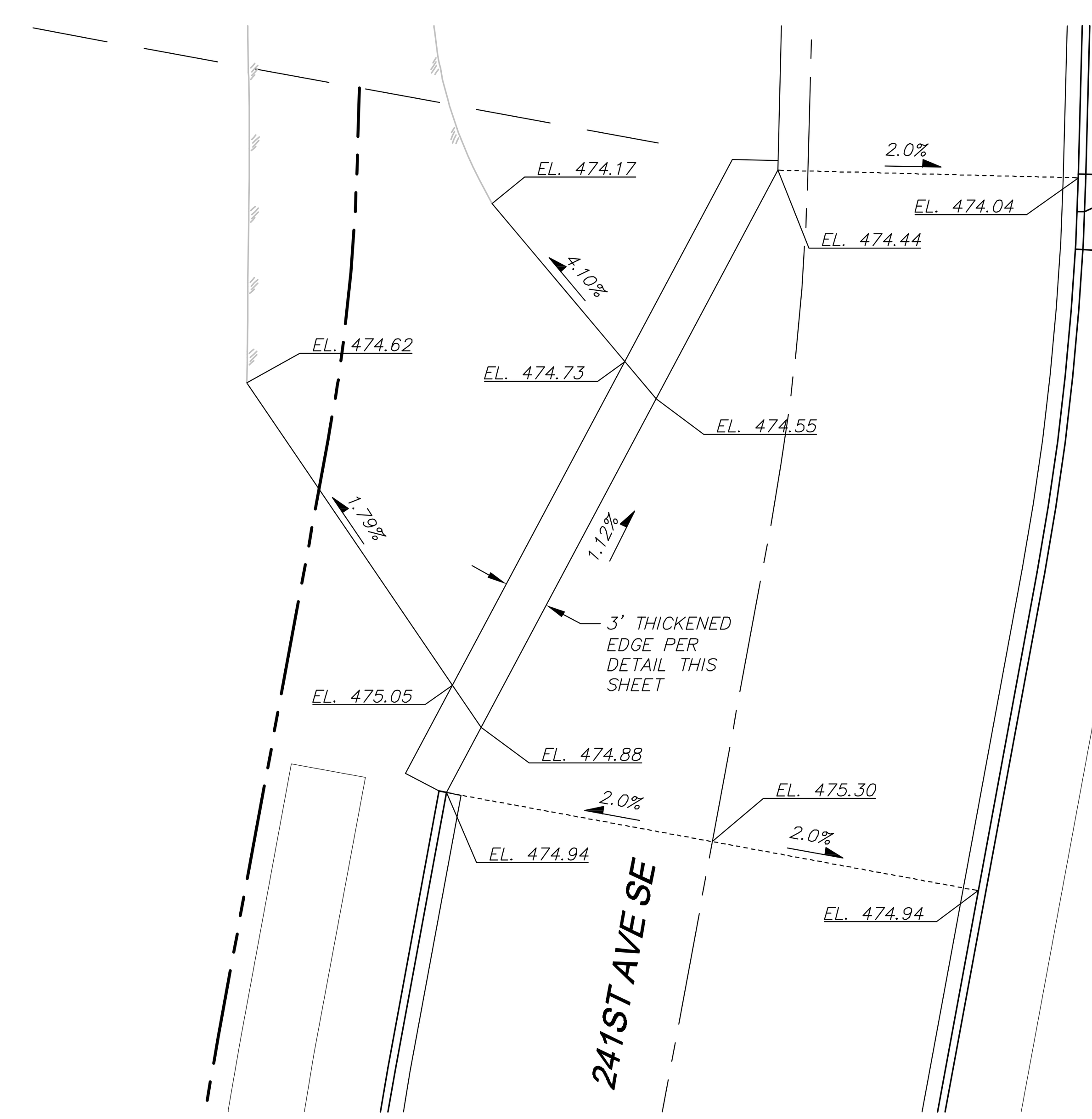
ADA RAMP AND CURB RETURN DETAILS

(COMBINATION CURB RAMP PER WSDOT STD. PLAN F-40.14.03, SEE SHEET C15 FOR DETAILS)

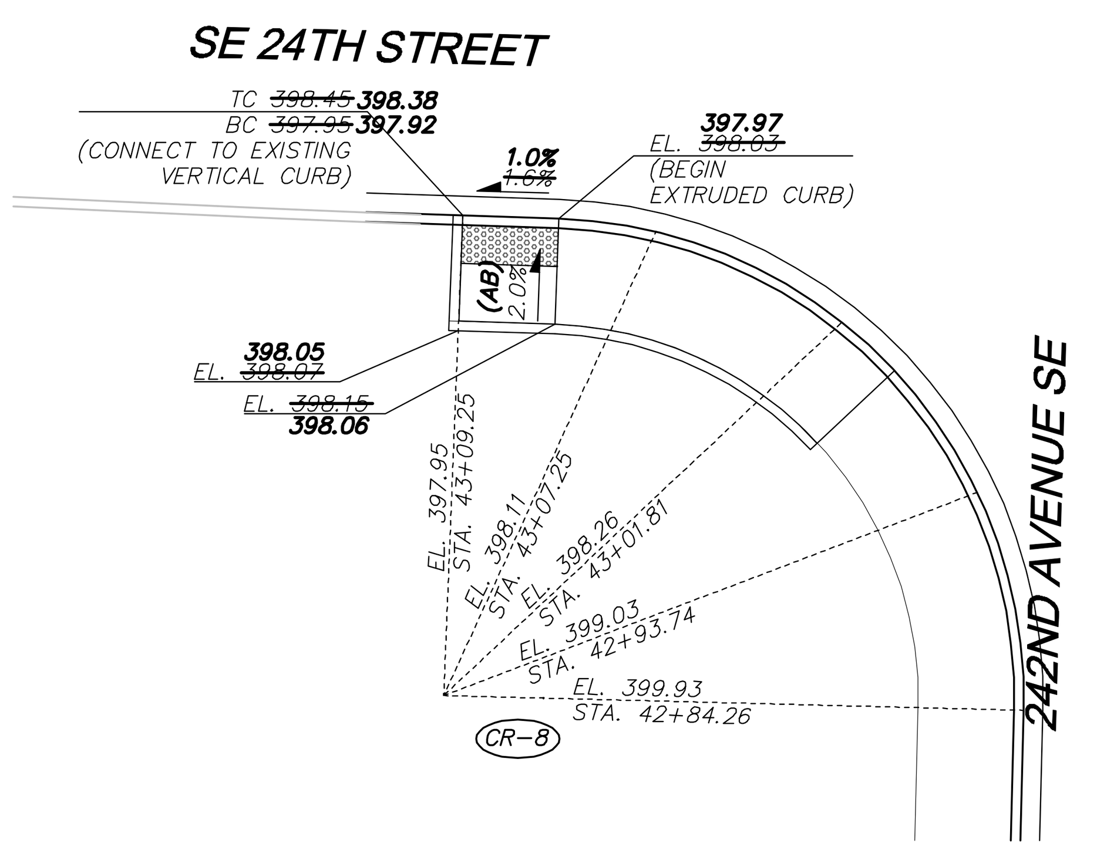
CR-1	R = 25.00' Δ = 90°00'00" L = 39.27'
CR-2	R = 25.00' Δ = 90°00'00" L = 39.27'
CR-3	R = 25.00' Δ = 89°59'52" L = 39.27'
CR-4	R = 25.00' Δ = 90°22'16" L = 39.43'
CR-5	R = 25.00' Δ = 89°37'52" L = 39.11'
CR-6	R = 25.00' Δ = 90°22'08" L = 39.43'
CR-7	R = 25.00' Δ = 89°37'52" L = 39.11'
CR-8	R = 25.00' Δ = 89°10'52" L = 38.91'



THICKENED EDGE DETAIL



241ST AVE SE THICKENED EDGE AND TRANSITION DETAIL



ADA RAMP AND CURB RETURN DETAILS

(PARALLEL CURB RAMP PER WSDOT STD. PLAN F-40.12.03, SEE SHEET C15 FOR DETAILS)

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

NORTH

GRAPHIC SCALE

0 5 10 20

1 INCH = 10 FT.

LEGEND

(CR-X) CURB RETURN, SEE SHEET 7 FOR DETAILS

(X) ADA RAMP

NOTE

ALL RADIUS AND ELEVATION CALLOUTS ARE TO FLOWLINE.

AS-BUILT

Call 2 Working Days Before You Dig

811

Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

R:\2015\0\15065\3\Drawings\As-builts\Plots\AB_12,13-3RAMPDET15065.dwg 12/17/2019 11:46:12 AM

DRS

D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

ADA RAMP DETAILS

24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105 MERCER ISLAND, WA 98040 (206) 588-1147

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

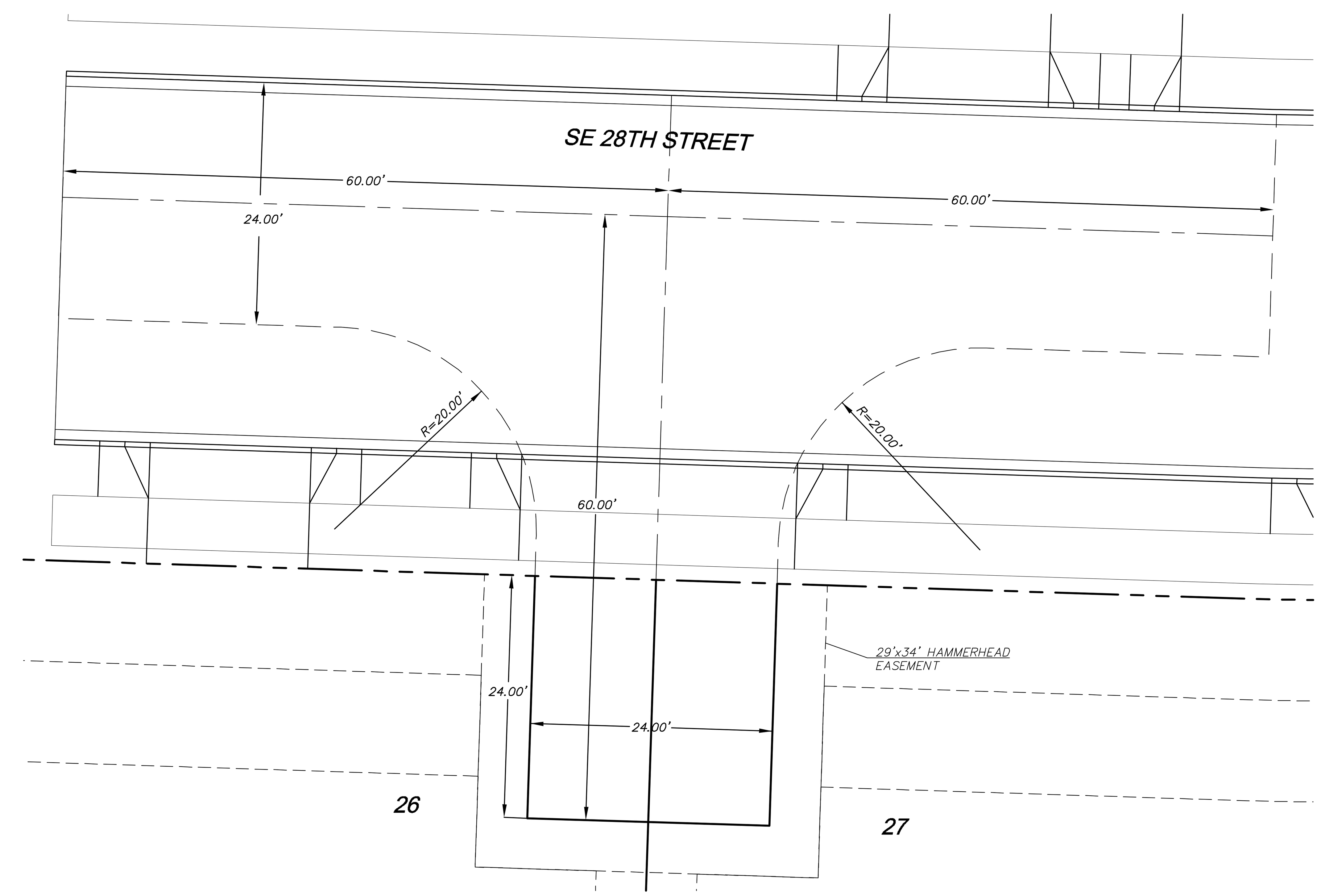
DRAWING: C12
SHEET: 12 OF 31

AS-BUILT NO. 17-0305

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



HAMMERHEAD DETAIL

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center (ID,MT,ND,OR,WA)

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

NORTH

GRAPHIC SCALE 0 5 10 20

1 INCH = 10 FT.

SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

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DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

HAMMERHEAD DETAIL

24106 & 24124 SE 28TH ST;
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
STATE OF WASHINGTON
45232
REGISTERED PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

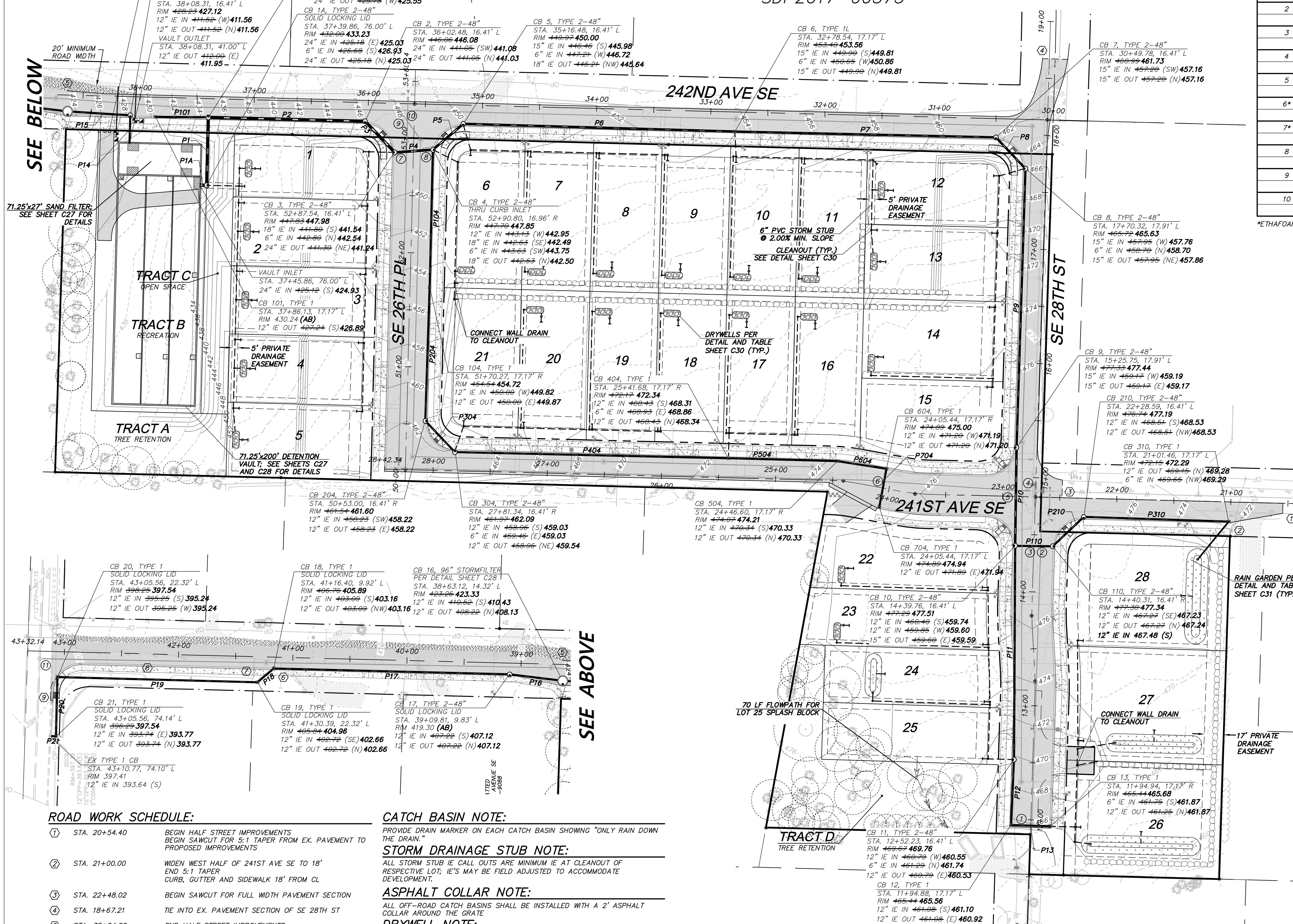
DRAWING: C13
SHEET: 13 OF 31

AS-BUILT NO. 17-0306

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



ROAD WORK SCHEDULE:

①	STA. 20+54.40	BEGIN HALF STREET IMPROVEMENTS BEGIN SAWCUT FOR 5:1 TAPER FROM EX. PAVEMENT TO PROPOSED IMPROVEMENTS
②	STA. 21+00.00	WIDEN WEST HALF OF 241ST AVE SE TO 18' END 5:1 TAPER CURB, GUTTER AND SIDEWALK 18' FROM CL
③	STA. 22+48.02	BEGIN SAWCUT FOR FULL WIDTH PAVEMENT SECTION
④	STA. 18+67.21	TIE INTO EX. PAVEMENT SECTION OF SE 28TH ST
⑤	STA. 38+64.26	END HALF STREET IMPROVEMENTS END CURB, GUTTER AND SIDEWALK 18' FROM CL BEGIN 10" EXTRUDED CURB, 5' ASPHALT PATH AND 6.5' CHIP SEAL ROAD 6.5' FROM CL
⑥	STA. 41+18.14	45° BEND IN 10" EXTRUDED CURB 6.5' FROM CL
⑦	STA. 41+30.71	45° BEND IN 10" EXTRUDED CURB 18.9' FROM CL
⑧	STA. 42+31.92	10" EXTRUDED CURB AND ASPHALT PATH 18' FROM CL
⑨	STA. 43+09.25	10" EXTRUDED CURB AND ASPHALT PATH 42.64' FROM CL

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

CATCH BASIN NOTE:

PROVIDE DRAIN MARKER ON EACH CATCH BASIN SHOWING "ONLY RAIN DOWN THE DRAIN."

STORM DRAINAGE STUB NOTE:

ALL STORM STUB IE CALL OUTS ARE MINIMUM IE AT CLEANOUT OF RESPECTIVE LOT; IE'S MAY BE FIELD ADJUSTED TO ACCOMMODATE DEVELOPMENT.

ASPHALT COLLAR NOTE:

ALL OFF-ROAD CATCH BASINS SHALL BE INSTALLED WITH A 2' ASPHALT COLLAR AROUND THE GRATE

DRYWELL NOTE:

SEE SHEET C30 FOR SIZING DETAILS AND SPECIFICATIONS.

RAIN GARDEN NOTE:

SEE SHEET C31 FOR SIZING DETAILS AND SPECIFICATIONS.

SPLASH BLOCK NOTE:

LOT 25 TO UTILIZE BASIC DISPERSION VIA SPLASH BLOCKS.

NOTES:

1. ALL CATCH BASINS ARE VANED GRATES UNLESS OTHERWISE NOTED.
2. SEE VAULT DETAILS ON SHEET C27 AND C28.
3. STORM DRAINAGE PROFILES ARE LOCATED ON THE FOLLOWING SHEETS:
   - C19–C21: 242ND AVE SE ROAD AND STORM PROFILE
   - C22–C23: 241ST AVE SE ROAD AND STORM PROFILE
   - C24: SE 26TH PL ROAD AND STORM PROFILE
   - C25–C26: SE 28TH ST ROAD AND STORM PROFILE
4. ALL OFFSETS ARE TO CENTER OF STRUCTURE.
5. BACKFILL OVER PIPES AND UTILITIES IN RIGHT-OF-WAY SHALL BE ⅝" MINUS CRUSHED ROCK.

UTILITY CROSSING TABLE

CROSSING NO.	F.G.	UTILITY	I.E.	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE (FT)
1*	465.79	8" WA	459.87		460.59	
		12" SD	461.14	461.09		*0.50
2	477.51	8" WA	473.75	473.70		
		12" SD	466.04		467.09	6.61
3	477.54	12" SD	461.96	461.91		
		8" SS	459.68		460.40	1.51
4	477.81	8" WA	474.00	473.95		
		8" SS	459.44		460.16	13.79
5	477.68	8" WA	473.80	473.75		
		15" SD	459.36		460.66	13.09
6*	475.32	12" SD	471.53	471.48		
		8" WA	470.26		470.98	*0.50
7*	448.11	18" SD	442.06		443.61	
		8" WA	444.16	444.11		*0.50
8	448.09	18" SD	442.36	442.31		
		8" SS	432.46		433.18	9.13
9	448.39	8" WA	443.00	442.95		
		8" SS	429.47		430.19	12.76
10	398.93	EX. 12" SD	396.10	396.05		
		8" SS	387.86		388.58	7.47

*ETHAFOAM PAD TO BE INSTALLED FOR ALL CROSSINGS WITH 1.5-FEET OR LESS CLEARANCE.

PIPE SCHEDULE

PIPE NO.	LENGTH (LF)	DIAMETER (IN)	TYPE	SLOPE (%)
P1	~~60~~ 59	24	LCPE	~~1.00%~~ 0.88%
P1A	~~6~~ 7	24	LCPE	~~1.00%~~ 1.43%
P2	137 (AB)	24	LCPE	~~11.12%~~ 11.30%
P3	~~38~~ 36	24	LCPE	~~0.66%~~ 0.44%
P4	~~34~~ 35	18	LCPE	~~2.48%~~ 2.75%
P5	~~35~~ 34	18	LCPE	~~10.24%~~ 9.26%
P6	238 (AB)	15	LCPE	~~1.45%~~ 1.61%
P7	229 (AB)	15	LCPE	~~3.19%~~ 3.21%
P8	~~38~~ 36	15	LCPE	~~1.99%~~ 1.94%
P9	245 (AB)	15	LCPE	~~0.50%~~ 0.56%
P10	86 (AB)	15	LCPE	~~0.50%~~ 0.46%
P11	187 (AB)	12	LCPE	0.50% (AB)
P12	57 (AB)	12	LCPE	~~0.51%~~ 0.81%
P13	34 (AB)	12	LCPE	~~0.50%~~ 2.26%
P14	~~25~~ 24	12	LCPE	~~1.94%~~ 1.63%
P15	55 (AB)	12	LCPE	~~1.82%~~ 2.05%
P16	47 (AB)	12	LCPE	~~2.14%~~ 2.15%
P17	207 (AB)	12	LCPE	~~2.00%~~ 1.91%
P18	19 (AB)	12	LCPE	~~2.00%~~ 2.63%
P19	175 (AB)	12	LCPE	~~4.26%~~ 3.91%
P20	52 (AB)	12	LCPE	~~2.91%~~ 2.83%
P21	~~5~~ 4	12	LCPE	~~2.00%~~ 3.25%
P101	~~46~~ 47	12	LCPE	~~1.00%~~ 0.83%
P104	~~121~~ 120	12	LCPE	~~5.70%~~ 5.78%
P110	~~33~~ 34	12	LCPE	~~20.93%~~ 21.84%
P204	117 (AB)	12	LCPE	~~7.02%~~ 7.18%
P210	37 (AB)	12	LCPE	~~3.31%~~ 3.51%
P304	~~38~~ 37	12	LCPE	~~1.94%~~ 3.57%
P310	127 (AB)	12	LCPE	~~0.50%~~ 0.59%
P404	~~240~~ 239	12	LCPE	~~3.95%~~ 3.90%
P504	96 (AB)	12	LCPE	~~2.00%~~ 2.10%
P604	43 (AB)	12	LCPE	~~1.99%~~ 2.02%
P704	34 (AB)	12	LCPE	~~2.01%~~ 2.21%

BENCHMARK:

KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL POINT NUMBER 2225, AT THE INTERSECTION OF 24TH ST AND 244TH AVE SE, FOUND CONCRETE MONUMENT WITH 3" BRASS DISK, 1.3' BELOW GRADE, IN A MONUMENT CASE, STAMPED WITH THE AGENCY, THE YEAR, THE SECTIONS, THE TOWNSHIP AND THE RANGE.
ELEVATION = 403.32 FEET.

VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

AS-BUILT

NORTH

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center (ID,MT,ND,OR,WA)

STORM STUB TABLE

LOT NO.	IE	FG	DEPTH
1 FRONT	446.02'	450.10'	4.08'
1 BACK	438.00'	441.10'	3.10'
2 FRONT	448.28'	452.90'	4.62'
2 BACK	439.09'	443.90'	4.81'
3 FRONT	451.40'	456.10'	4.70'
3 BACK	441.49'	447.10'	5.61'
4 FRONT	455.00'	460.10'	5.10'
4 BACK	445.09'	451.10'	6.01'
5 FRONT	458.90'	462.80'	3.90'
5 BACK	448.99'	453.80'	4.81'
6	447.85'	452.50'	4.65'
7	448.90'	453.00'	4.10'

STORM STUB TABLE

LOT NO.	IE	FG	DEPTH
8	450.10'	453.60'	3.50'
9	451.30'	454.30'	3.00'
10	452.62'	456.30'	3.68'
11	453.82'	458.10'	4.28'
12 FRONT	463.86'	469.40'	5.54'
12 BACK	455.92'	460.40'	4.48'
13 FRONT	468.00'	472.10'	4.10'
13 BACK	458.22'	463.10'	4.88'
14	471.09'	475.90'	4.81'
15	474.02'	477.20'	3.18'
16	471.31'	474.60'	3.29'
17	470.11'	473.60'	3.49'

STORM STUB TABLE

LOT NO.	IE	FG	DEPTH
18	468.70'	472.20'	3.50'
19	465.78'	470.60'	4.82'
20	463.50'	467.00'	3.50'
21	461.20'	464.70'	3.50'
22	472.48'	477.60'	5.12'
23	470.48'	476.90'	6.42'
24	468.48'	474.10'	5.62'
25	468.90'	472.40'	3.50'
26	462.42'	467.50'	5.08'
27	468.68'	474.70'	6.02'
28	473.28'	476.75'	3.47'

SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of_________ , 20____.

City Planner

Public Works Development Review Engineer

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DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

ROAD AND STORM DRAINAGE PLAN
24106 & 24124 SE 28TH ST;
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
STATE OF WASHINGTON
45232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

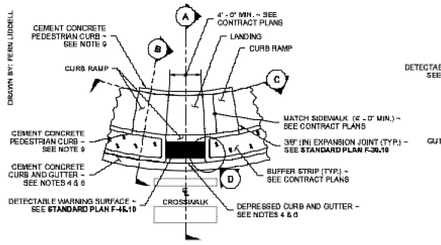
DRAWING: C14
SHEET: 14 OF 31

AS-BUILT NO. 17-0307

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

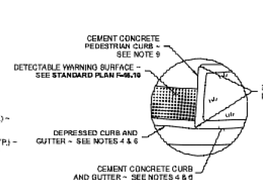
PENNY LANE SOUTH

SDP2017–00575



PLAN VIEW

TYPE COMBINATION WITH BUFFER

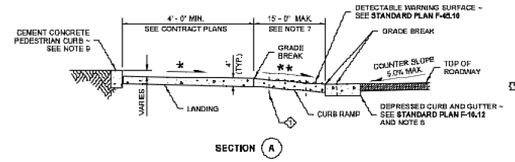


DETAIL (D)

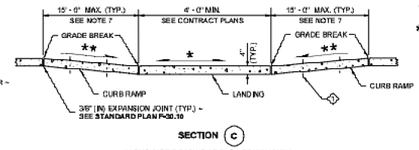
CURB RADIUS DETAIL

NOTES

1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the landing connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb, Gutter and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not included the abutting landing in the 15-foot max. measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.



SECTION (A)



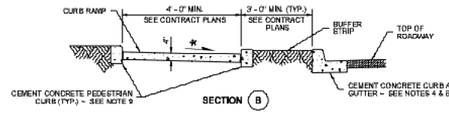
SECTION (C)

(ALONG INSIDE RADIUS AT BACK OF WALKWAY)

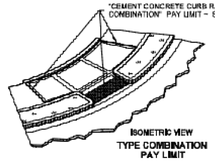
LEGEND

- ——— SLOPE IN EITHER DIRECTION
- * 1.5 OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)

① CONTRACTION JOINT (TYP.) ~ SEE **STANDARD PLAN F-30.10** FOR CURB RAMP LENGTHS GREATER THAN 8' - 0" PROVIDE CONTRACTION JOINT EQUALLY SPACED 4' - 0" MIN. OC.



SECTION (B)



ISOMETRIC VIEW

TYPE COMBINATION PAY LIMIT

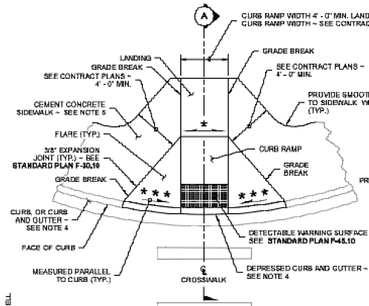
Zeller, Scott
Jun 24 2016 7:20 AM

COMBINATION CURB RAMP

STANDARD PLAN F-40.14-03

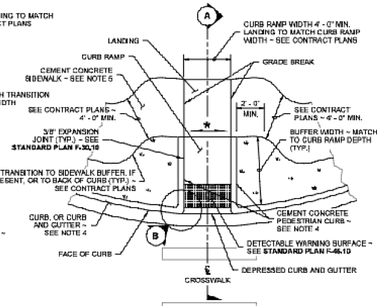
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jun 29 2016 2:30 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation



PLAN VIEW

TYPE PERPENDICULAR A



PLAN VIEW

TYPE PERPENDICULAR B

(SHOWN WITH BUFFER)

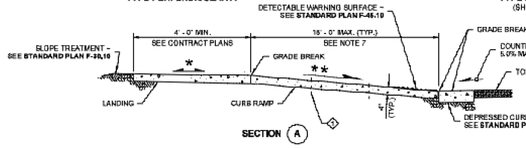
① CONTRACTION JOINT (TYP.) ~ SEE **STANDARD PLAN F-30.10** FOR CURB RAMP LENGTHS GREATER THAN 8' - 0" PROVIDE CONTRACTION JOINT EQUALLY SPACED 4' - 0" MIN. OC.

NOTES

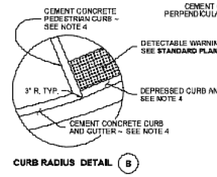
1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

LEGEND

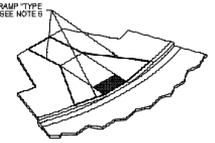
- ——— SLOPE IN EITHER DIRECTION
- * 1.5 OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
- *** 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)



SECTION (A)

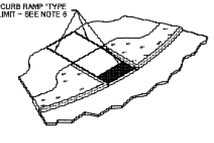


CURB RADIUS DETAIL (B)



ISOMETRIC VIEW

TYPE PERPENDICULAR A PAY LIMIT



ISOMETRIC VIEW

TYPE PERPENDICULAR B PAY LIMIT

Zeller, Scott
Jun 24 2016 7:20 AM

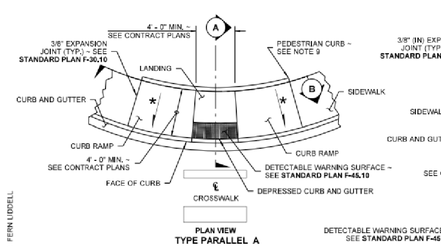
PERPENDICULAR CURB RAMP

STANDARD PLAN F-40.15-03

SHEET 1 OF 1 SHEET

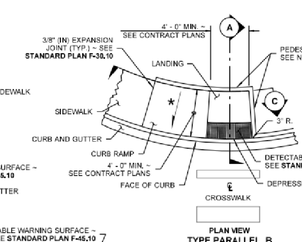
APPROVED FOR PUBLICATION
Carpenter, Jeff
Jun 29 2016 2:31 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL



PLAN VIEW

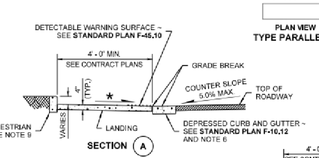
TYPE PARALLEL A



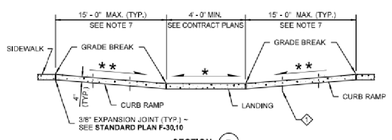
PLAN VIEW

TYPE PARALLEL B

① CONTRACTION JOINT (TYP.) ~ SEE **STANDARD PLAN F-30.1** FOR CURB RAMP LENGTHS GREATER THAN 8' - 0"PROVIDE CONTRACTION JOINT EQUALLY SPACED 4' - 0" MIN. OC.

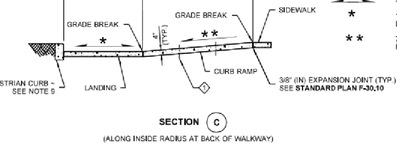


SECTION (A)



SECTION (B)

(ALONG INSIDE RADIUS AT BACK OF WALKWAY)



SECTION (C)

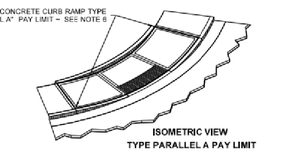
(ALONG INSIDE RADIUS AT BACK OF WALKWAY)

LEGEND

- ——— SLOPE IN EITHER DIRECTION
- * 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.) ~ SEE NOTE 7

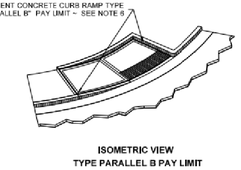
NOTES

1. At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the Landing connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not include abutting landing(s) in the15-foot max. measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.



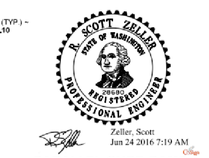
ISOMETRIC VIEW

TYPE PARALLEL A PAY LIMIT



ISOMETRIC VIEW

TYPE PARALLEL B PAY LIMIT



Zeller, Scott
Jun 24 2016 7:19 AM

PARALLEL CURB RAMP

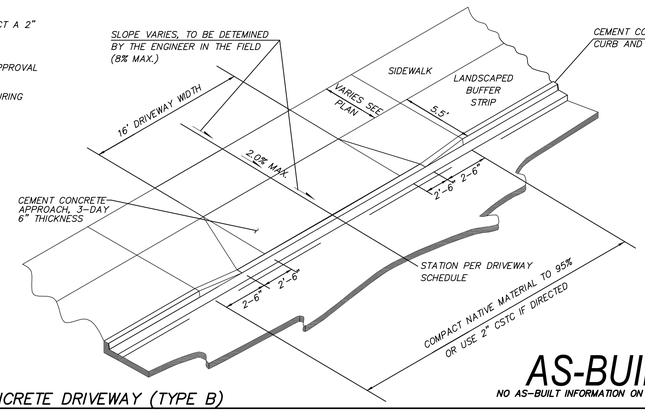
STANDARD PLAN F-40.12-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jun 29 2016 2:27 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

NOTES

1. *WHEN THE DRIVEWAY WIDTH EXCEEDS 16 FEET, CONSTRUCT A 2" DEEP EXPANSION JOINT SHALL BE PLACED TRANSVERSLY, CENTERED IN WALK.*
2. *½" OR ¾" CSTC MAY BE USED UNDER DRIVEWAY UPON APPROVAL BY THE ENGINEER.*
3. *FORM SUBGRADE INSPECTION ARE REQUIRED BEFORE POURING CONCRETE.*
4. *SEE CITY OF SAMMAMISH SIDEWALK DETAILS, SHEET C16.*
5. *SEE CITY OF SAMMAMISH CURB DETAIL, SHEET C16*



CITY OF SAMMAMISH FIG02–07 CEMENT CONCRETE DRIVEWAY (TYPE B)

NTS

AS-BUILT

NO AS–BUILT INFORMATION ON THIS SHEET.

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

Call 2 Working Days Before You Dig

811

Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this_____day of_____, 20____.
City Planner
Public Works Development Review Engineer

R: \2015\0\15065\3\Drawings\As-builts\Plots\AB_15-3RDDET15065.dwg 12/17/2019 11:48:10 AM

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

ROAD DETAILS

24106 & 24124 SE 28TH ST.; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

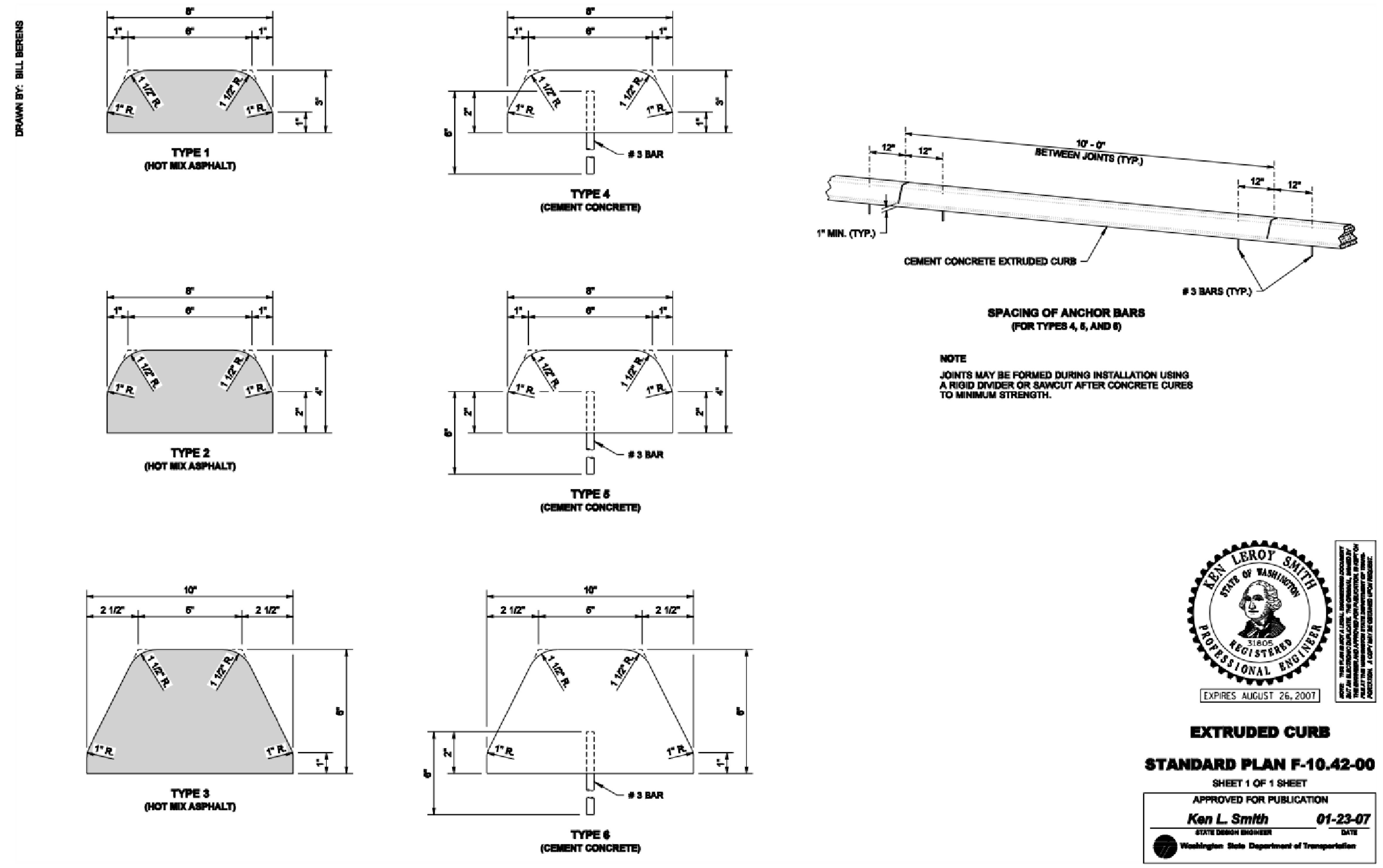
DRAWING: C15
SHEET: 15 OF 31

AS-BUILT NO. 17-0308

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

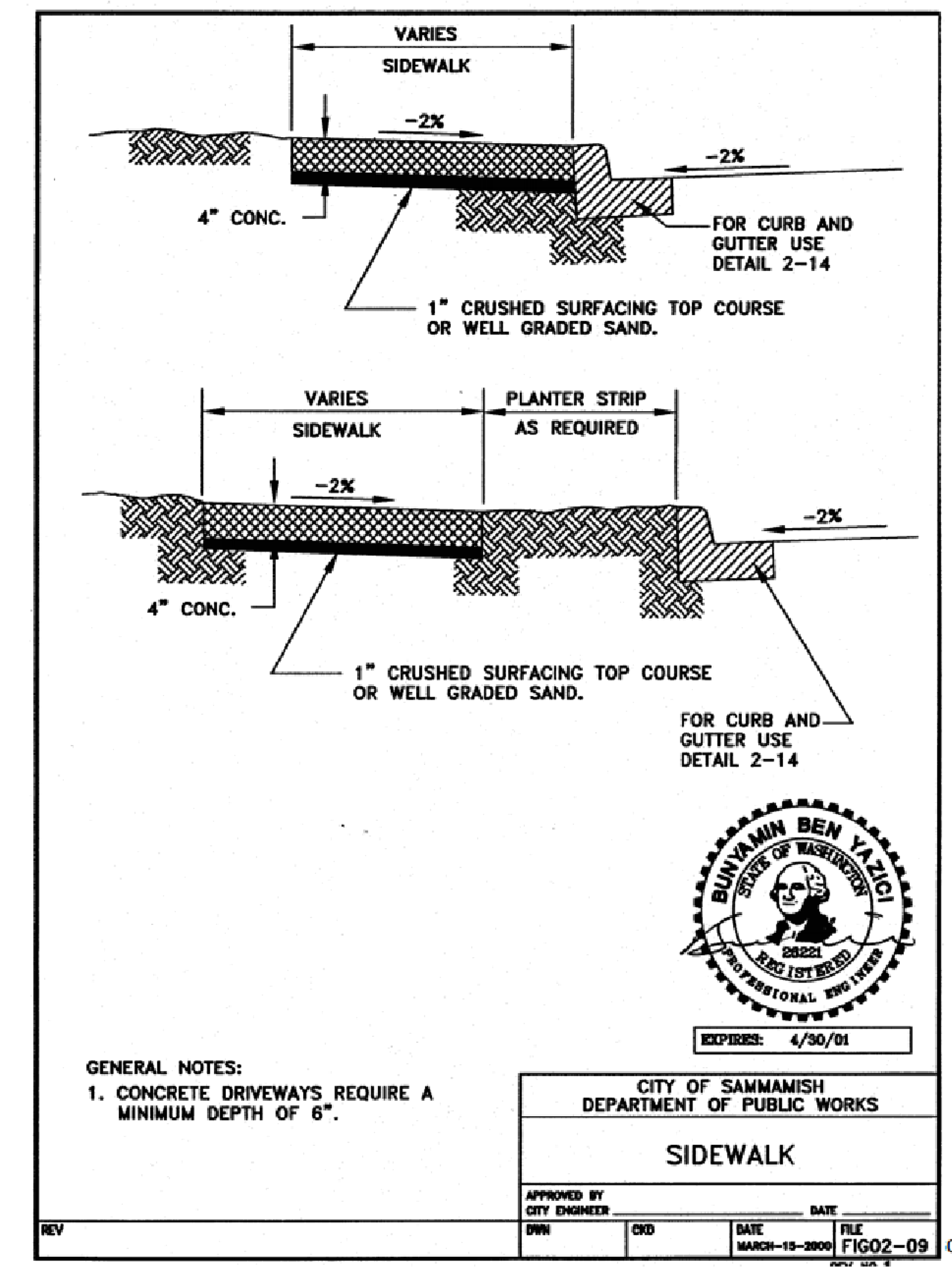
PENNY LANE SOUTH

SDP2017-00575

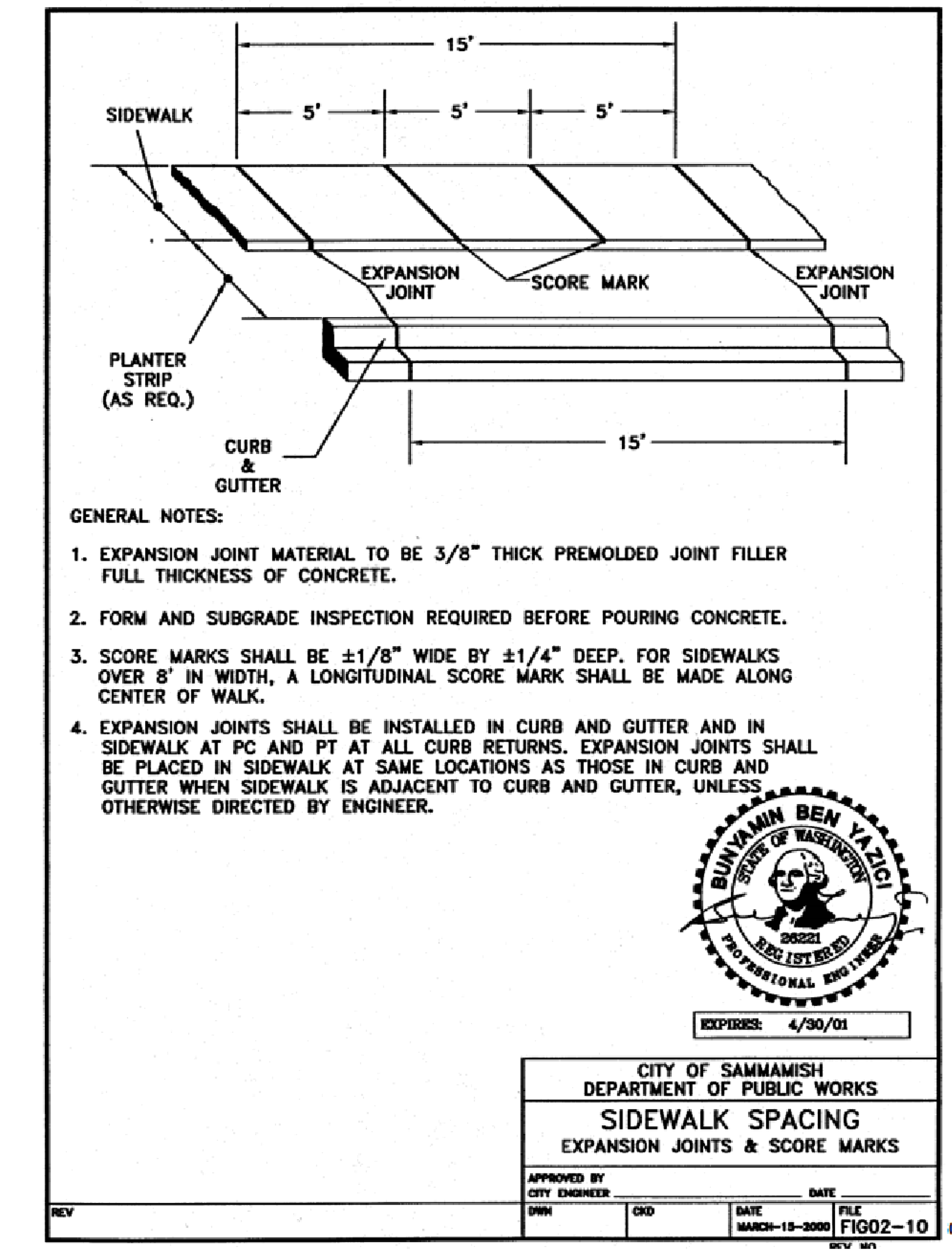


TYPE 1 (HOT MIX ASPHALT)
TYPE 2 (HOT MIX ASPHALT)
TYPE 3 (HOT MIX ASPHALT)
TYPE 4 (CEMENT CONCRETE)
TYPE 5 (CEMENT CONCRETE)
TYPE 6 (CEMENT CONCRETE)
SPACING OF ANCHOR BARS (FOR TYPES 4, 5, AND 6)
NOTE
JOINTS MAY BE FORMED DURING INSTALLATION USING A RIGID DIVIDER OR SAWCUT AFTER CONCRETE CURES TO MINIMUM STRENGTH.
EXTRUDED CURB
STANDARD PLAN F-10.42-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Ken L. Smith 01-23-07
Washington State Department of Transportation

WSDOT STD. PLAN F-10.42-00 EXTRUDED CURB DETAILS:

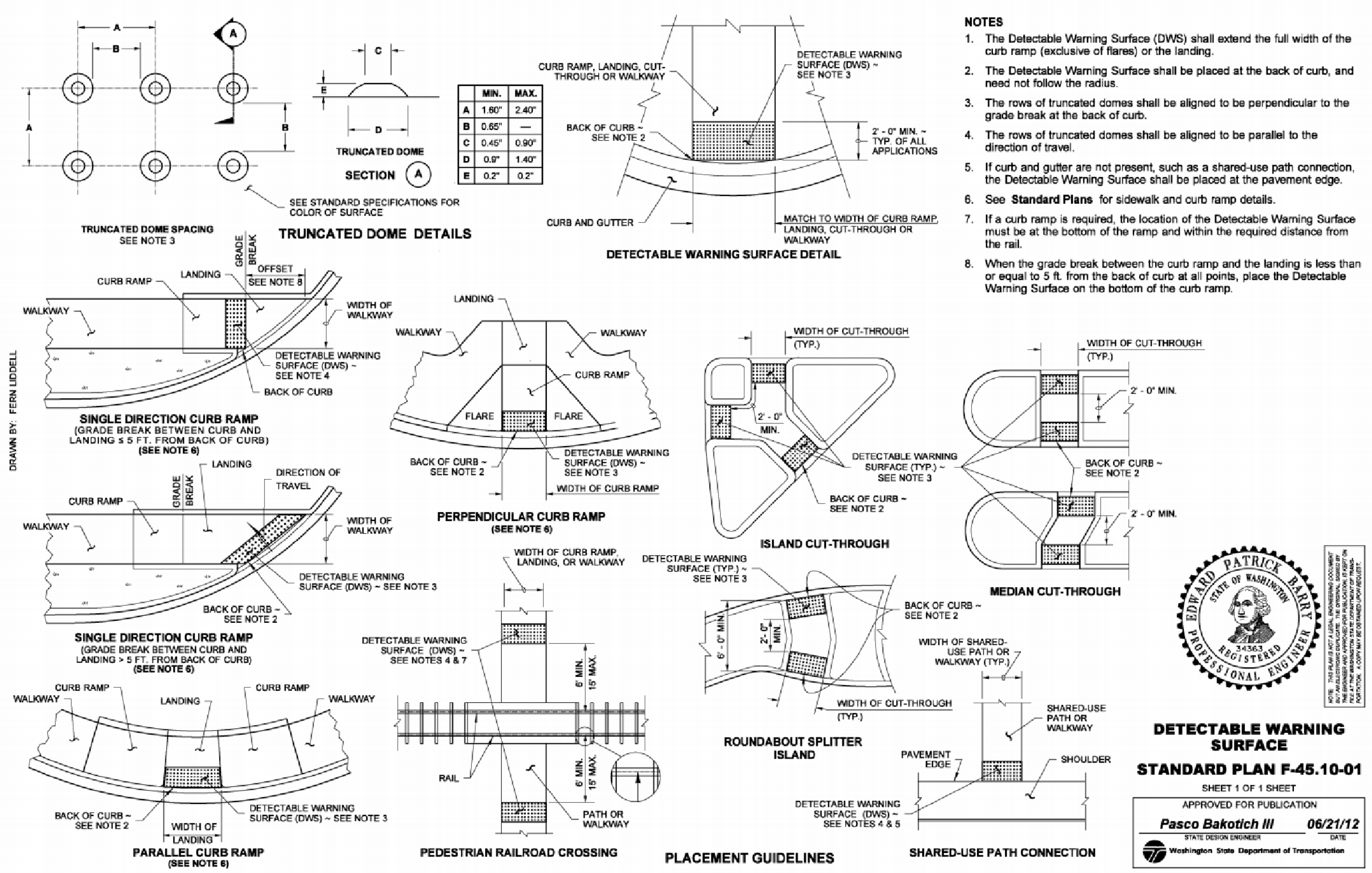


VARIES
SIDEWALK
4" CONC.
FOR CURB AND GUTTER USE DETAIL 2-14
1" CRUSHED SURFACING TOP COURSE OR WELL GRADED SAND.
PLANTER STRIP AS REQUIRED
GENERAL NOTES:
1. CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6".
CITY OF SAMMAMISH DEPARTMENT OF PUBLIC WORKS
SIDEWALK
FIG02-09
- 67 -



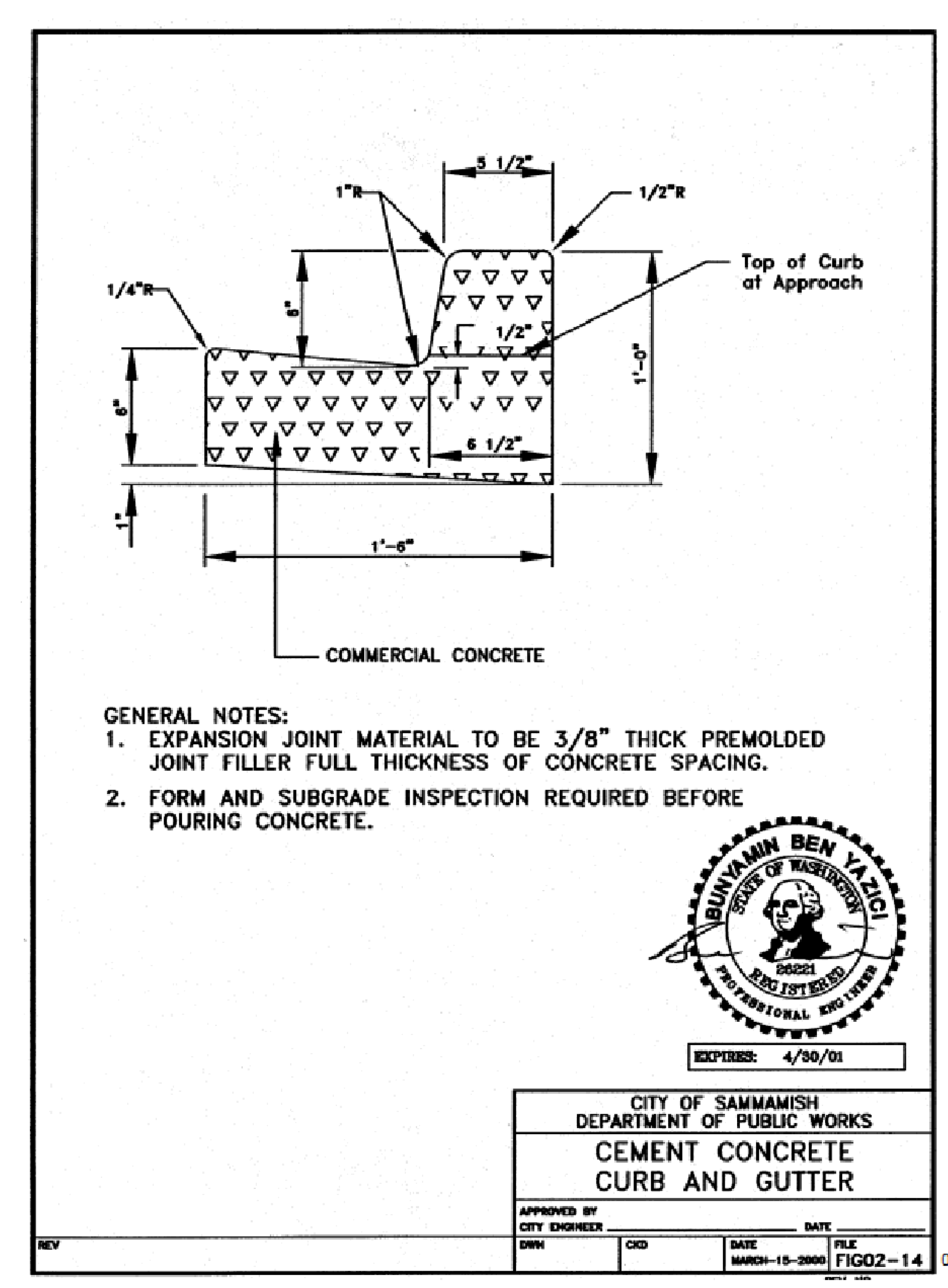
SIDEWALK
EXPANSION JOINT
SCORE MARK
PLANTER STRIP (AS REQ.)
CURB & GUTTER
GENERAL NOTES:
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. SCORE MARKS SHALL BE ±1/8" WIDE BY ±1/4" DEEP. FOR SIDEWALKS OVER 8' IN WIDTH, A LONGITUDINAL SCORE MARK SHALL BE MADE ALONG CENTER OF WALK.
4. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.
CITY OF SAMMAMISH DEPARTMENT OF PUBLIC WORKS
SIDEWALK SPACING
EXPANSION JOINTS & SCORE MARKS
FIG02-10
- 68 -

CITY OF SAMMAMISH FIG02-09 & FIG02-10 SIDEWALK DETAILS:



TRUNCATED DOME DETAILS
DETECTABLE WARNING SURFACE DETAIL
NOTES
1. The Detectable Warning Surface (DWS) shall extend the full width of the curb ramp (exclusive of flares) or the landing.
2. The Detectable Warning Surface shall be placed at the back of curb, and need not follow the radius.
3. The rows of truncated domes shall be aligned to be perpendicular to the grade break at the back of curb.
4. The rows of truncated domes shall be aligned to be parallel to the direction of travel.
5. If curb and gutter are not present, such as a shared-use path connection, the Detectable Warning Surface shall be placed at the pavement edge.
6. See Standard Plans for sidewalk and curb ramp details.
7. If a curb ramp is required, the location of the Detectable Warning Surface must be at the bottom of the ramp and within the required distance from the rail.
8. When the grade break between the curb ramp and the landing is less than or equal to 5 ft. from the back of curb at all points, place the Detectable Warning Surface on the bottom of the curb ramp.
SINGLE DIRECTION CURB RAMP
PERPENDICULAR CURB RAMP
ISLAND CUT-THROUGH
MEDIAN CUT-THROUGH
PARALLEL CURB RAMP
PEDESTRIAN RAILROAD CROSSING
PLACEMENT GUIDELINES
ROUNDABOUT SPLITTER ISLAND
SHARED-USE PATH CONNECTION
DETECTABLE WARNING SURFACE
STANDARD PLAN F-45.10-01
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pasco Bakotich III 06/21/12
Washington State Department of Transportation

WSDOT STD. PLAN F-45.10-01 DETECTABLE WARNING DETAILS:



Top of Curb at Approach
COMMERCIAL CONCRETE
GENERAL NOTES:
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE SPACING.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
CITY OF SAMMAMISH DEPARTMENT OF PUBLIC WORKS
CEMENT CONCRETE CURB AND GUTTER
FIG02-14
- 69 -

CITY OF SAMMAMISH FIG02-14 CURB DETAILS:

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center (ID,MT,ND,OR,WA)

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of________, 20____.
City Planner
Public Works Development Review Engineer

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DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

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24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.1.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

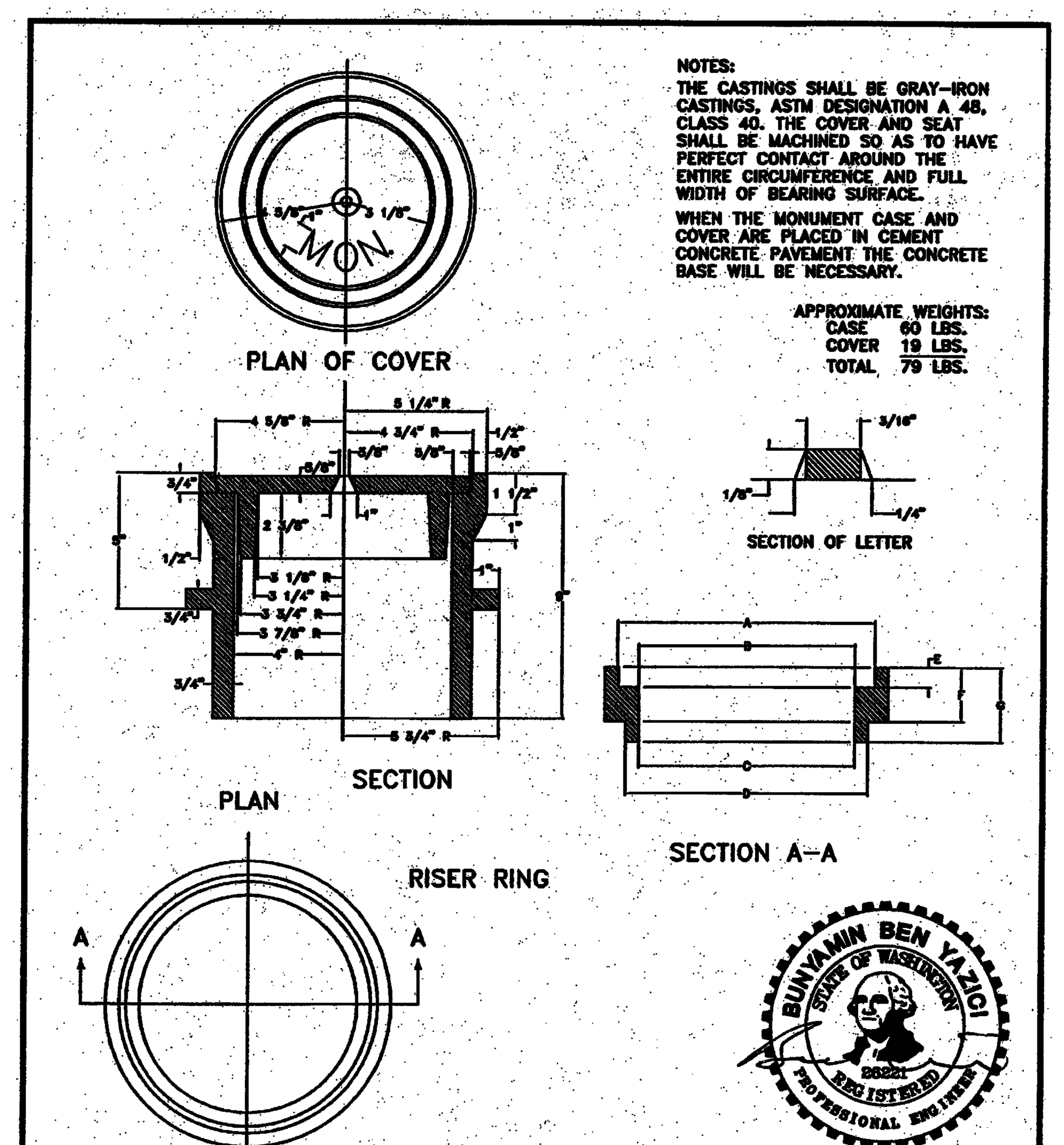
DRAWING: C16
SHEET: 16 OF 31

AS-BUILT NO. 17-0309

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



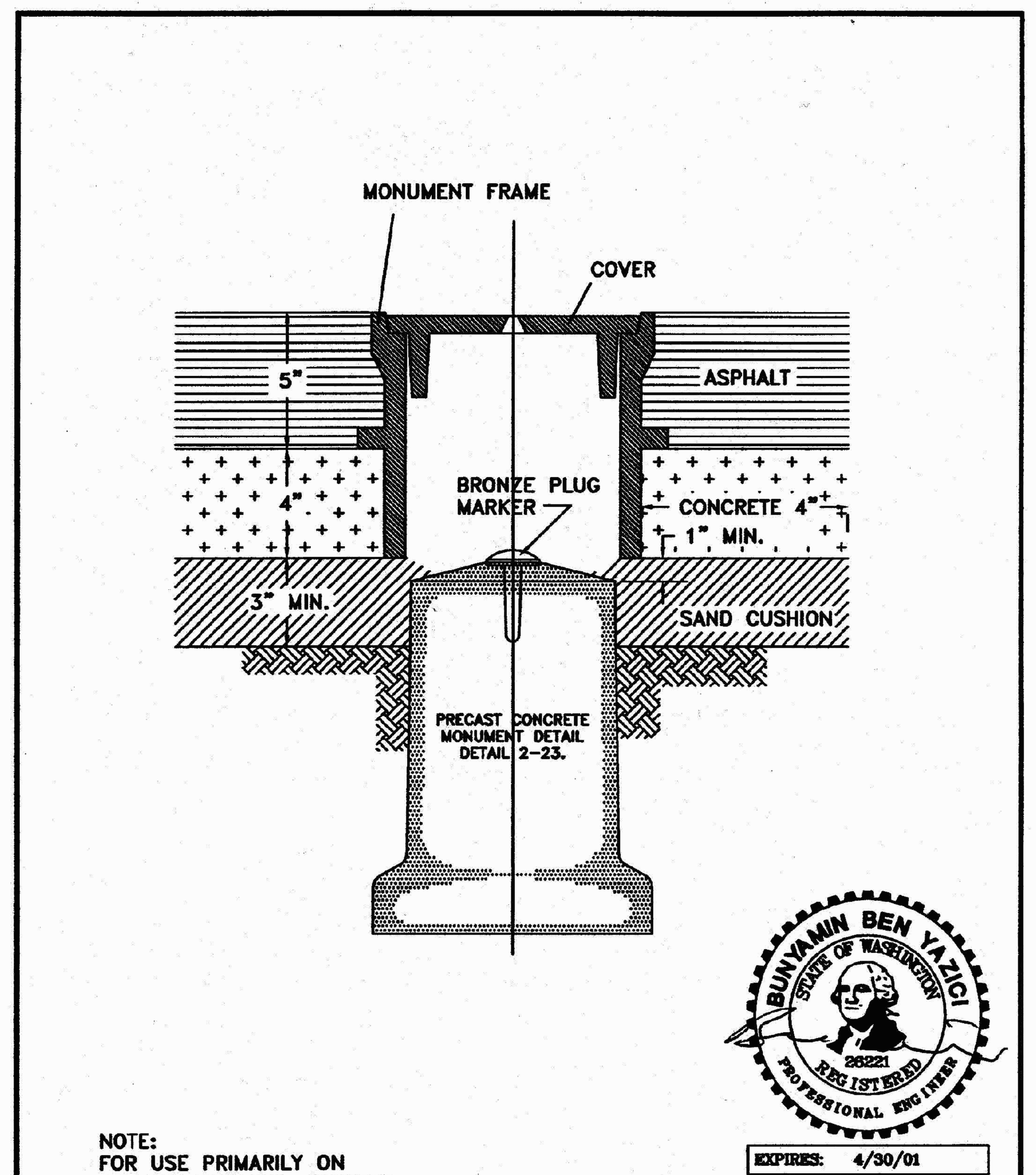
NOTES:
THE CASTINGS SHALL BE GRAY-IRON CASTINGS, ASTM DESIGNATION A 48, CLASS 40. THE COVER AND SEAT SHALL BE MACHINED SO AS TO HAVE PERFECT CONTACT AROUND THE ENTIRE CIRCUMFERENCE AND FULL WIDTH OF BEARING SURFACE.
WHEN THE MONUMENT CASE AND COVER ARE PLACED IN CEMENT CONCRETE PAVEMENT THE CONCRETE BASE WILL BE NECESSARY.

APPROXIMATE WEIGHTS:
CASE 60 LBS.
COVER 19 LBS.
TOTAL 79 LBS.

SIZE			
DIM	1-1/2"	2"	3"
A	10-1/2"	10-1/2"	10-1/2"
B	9-1/2"	9-1/2"	9-1/2"
C	8"	8"	8"
D	9"	9"	9"
E	3/4"	3/4"	3/4"
F	1-1/2"	2"	3"
G	2-1/4"	2-3/4"	3-3/4"

CITY OF SAMMAMISH
DEPARTMENT OF PUBLIC WORKS
MONUMENT CASE AND COVER WITH RISER
APPROVED BY CITY ENGINEER | DATE
REV | DWN | CKD | DATE MARCH-15-2000 | FILE FIG02-21

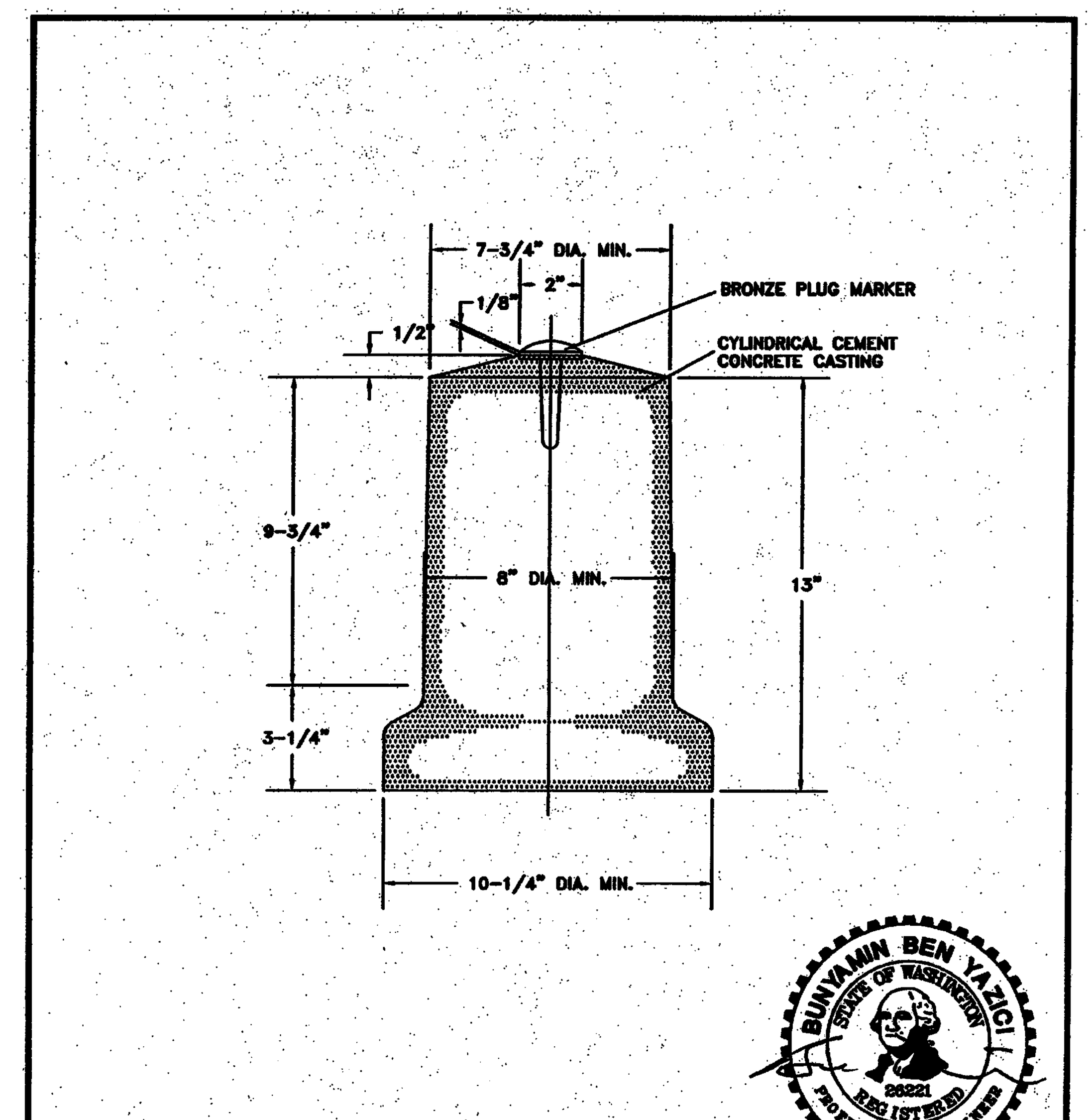
- 72 -



NOTE:
FOR USE PRIMARILY ON ARTERIAL STREETS, STREETS WITH BUS TRAFFIC AND TRUCK ROUTES.

CITY OF SAMMAMISH
DEPARTMENT OF PUBLIC WORKS
MONUMENT CASE AND COVER
APPROVED BY CITY ENGINEER | DATE
REV | DWN | CKD | DATE MARCH-15-2000 | FILE FIG02-22

- 73 -

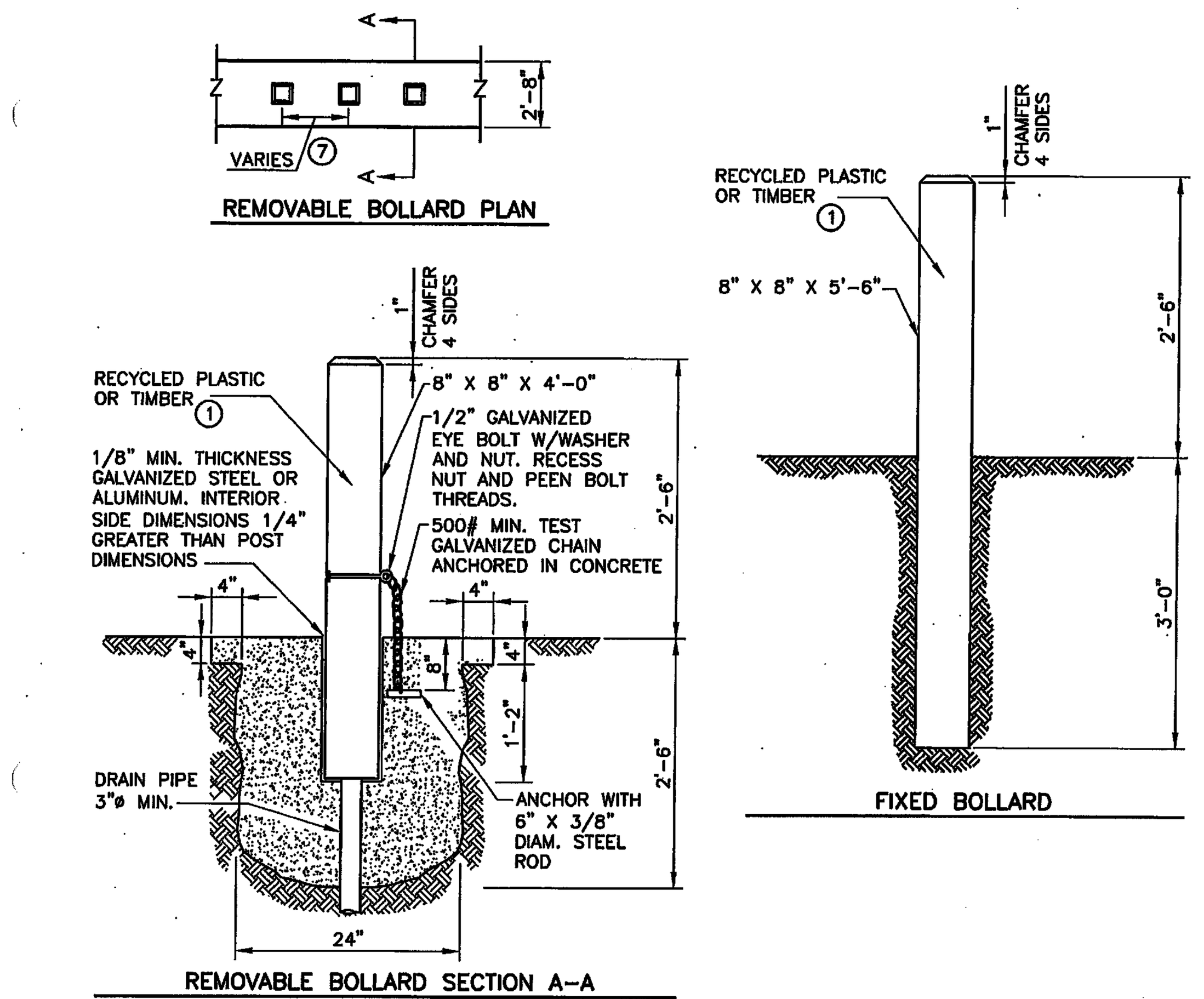


GENERAL NOTES:
MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE CASTING AT 28 DAYS – 3000#. MAXIMUM AGGRETE SIZE TO BE 1".

CITY OF SAMMAMISH
DEPARTMENT OF PUBLIC WORKS
PRECAST CONCRETE MONUMENT
APPROVED BY CITY ENGINEER | DATE
REV | DWN | CKD | DATE MARCH-15-2000 | FILE FIG02-23

- 74 -

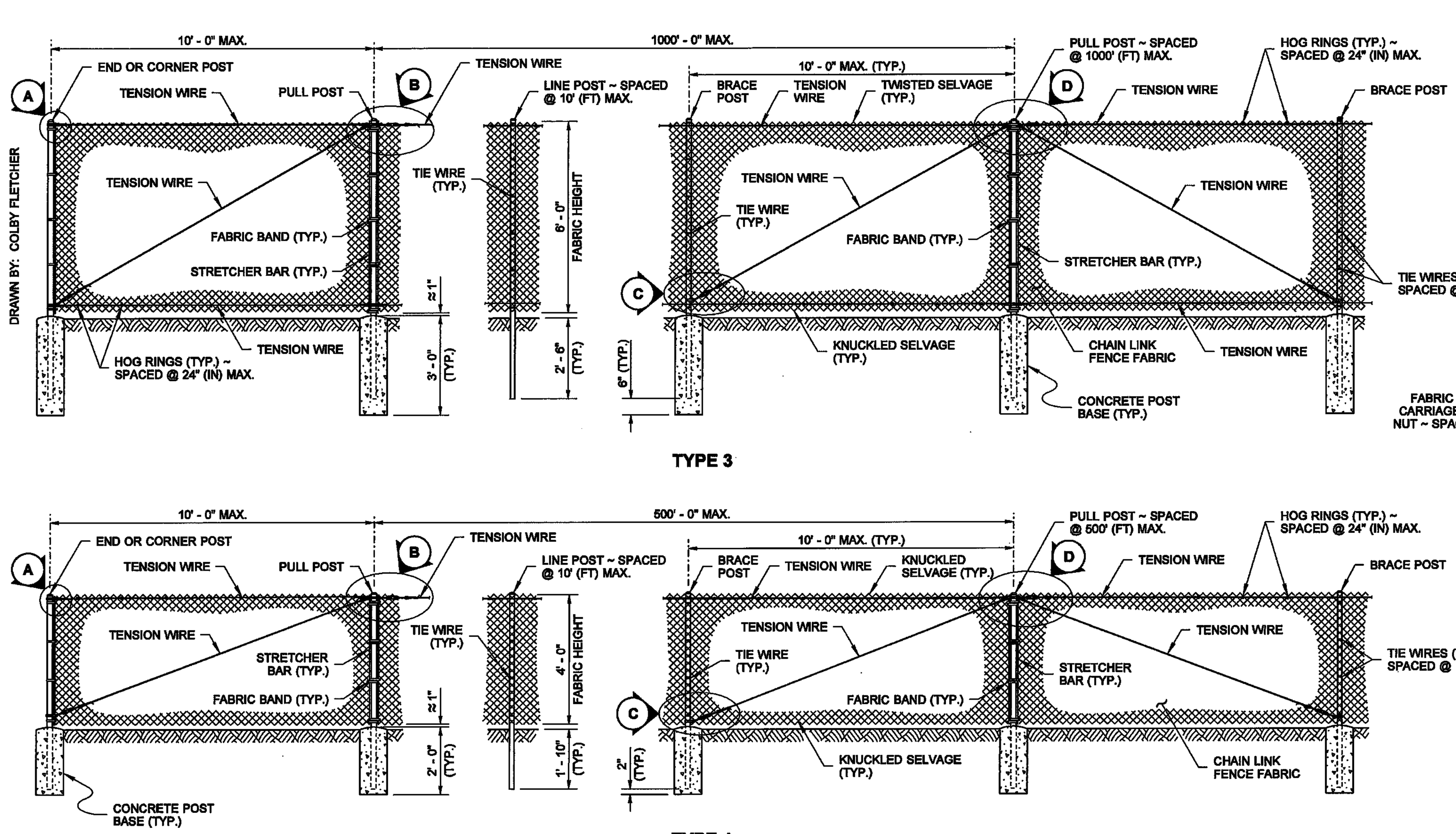
CITY OF SAMMAMISH FIG02-21, 02-22 & 02-23 MONUMENT DETAILS:



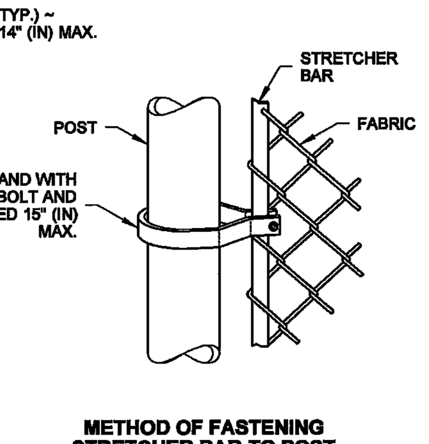
NOTES:
1. RECYCLED PLASTIC BOLLARD SHALL BE WHITE. TIMBER SHALL BE DOUGLAS FIR, DENSE CONSTRUCTION GRADE, AND SHALL BE PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE (ACA, CCA, ACZA) IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9-09.3 (1) OF THE WSDOT/APWA STANDARD SPECIFICATIONS. TOP 5 IN. OF TIMBER SHALL BE PAINTED WHITE.
2. STEEL TUBE SHALL CONFORM TO ASTM A53 GRADE A.
3. NUTS, BOLTS, & WASHERS SHALL CONFORM TO ASTM A307.
4. ALL STEEL PARTS SHALL BE GALVANIZED.
5. CONCRETE SHALL BE CLASS 4000.
6. SEE SEC. 5.08.
7. MIN. 50 IN. SPACING ON TRAILS LESS THAN 10 FT. WIDE. 60 IN. SPACING ON TRAILS 10 FT. OR WIDER.

King County
Department of Transportation
Road Services Division
2007 Design and Construction Standards
BOLLARDS
FIG. 5-018
5-30

BOLLARD DETAIL:



NOTES
1. All concrete post bases shall be 10" (in) minimum diameter.
2. Along the top and bottom, using Hog Rings, fasten the Chain Link Fence Fabric to the Tension Wire within the limits of the first full fabric weave.
3. Details are illustrative and shall not limit hardware design or post selection of any particular fence type.
4. Fencing shall be used for security and boundary delineation only.



METHOD OF FASTENING STRETCHER BAR TO POST

EDWARD PATRICK BARRY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
Barry, Ed
Jul 14 2015 11:14 AM

CHAIN LINK FENCE TYPES 3 AND 4

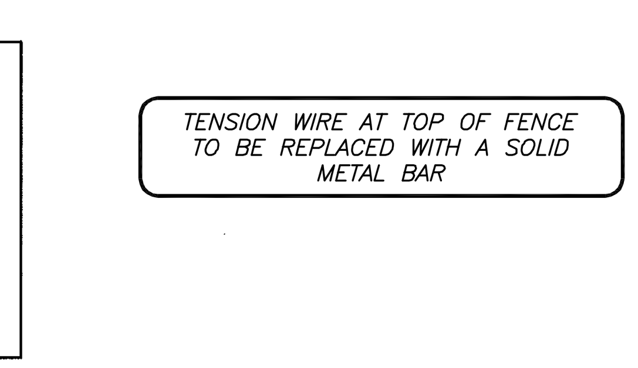
STANDARD PLAN L-20.10-03

SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jul 14 2015 11:24 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

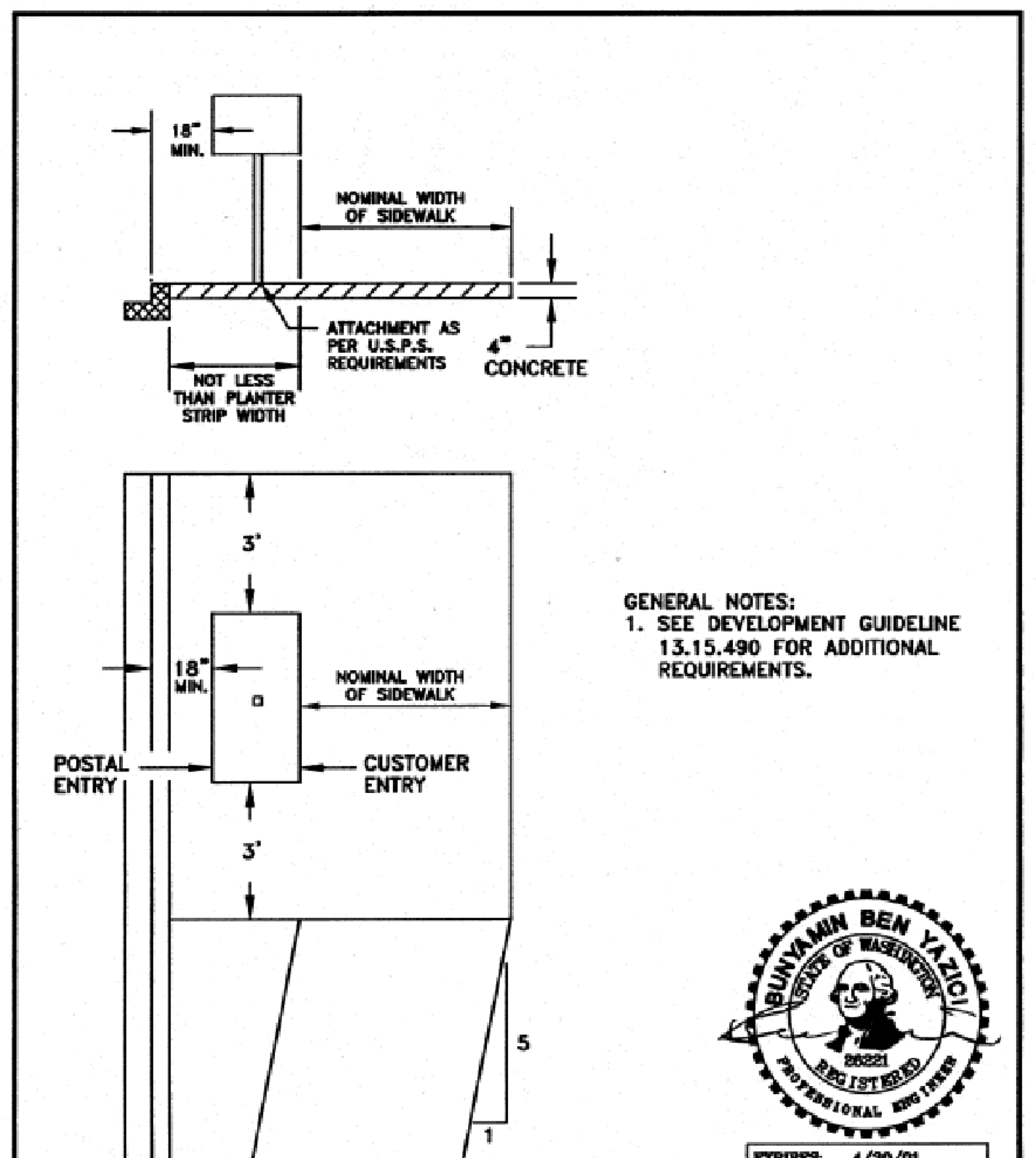
POST	PIPE NOM. SIZE (SCH. 40) I.D.	ROLL FORMED SECTION	ROLL FORMED WEIGHT (lb/ft)
END, CORNER, OR PULL POST	2 1/2" DIAM.	Y	5.10
LINE OR BRACE POST	2" DIAM.	Z	1.85

POST AND RAIL SPECIFICATIONS



TENSION WIRE AT TOP OF FENCE TO BE REPLACED WITH A SOLID METAL BAR

FENCE DETAIL:

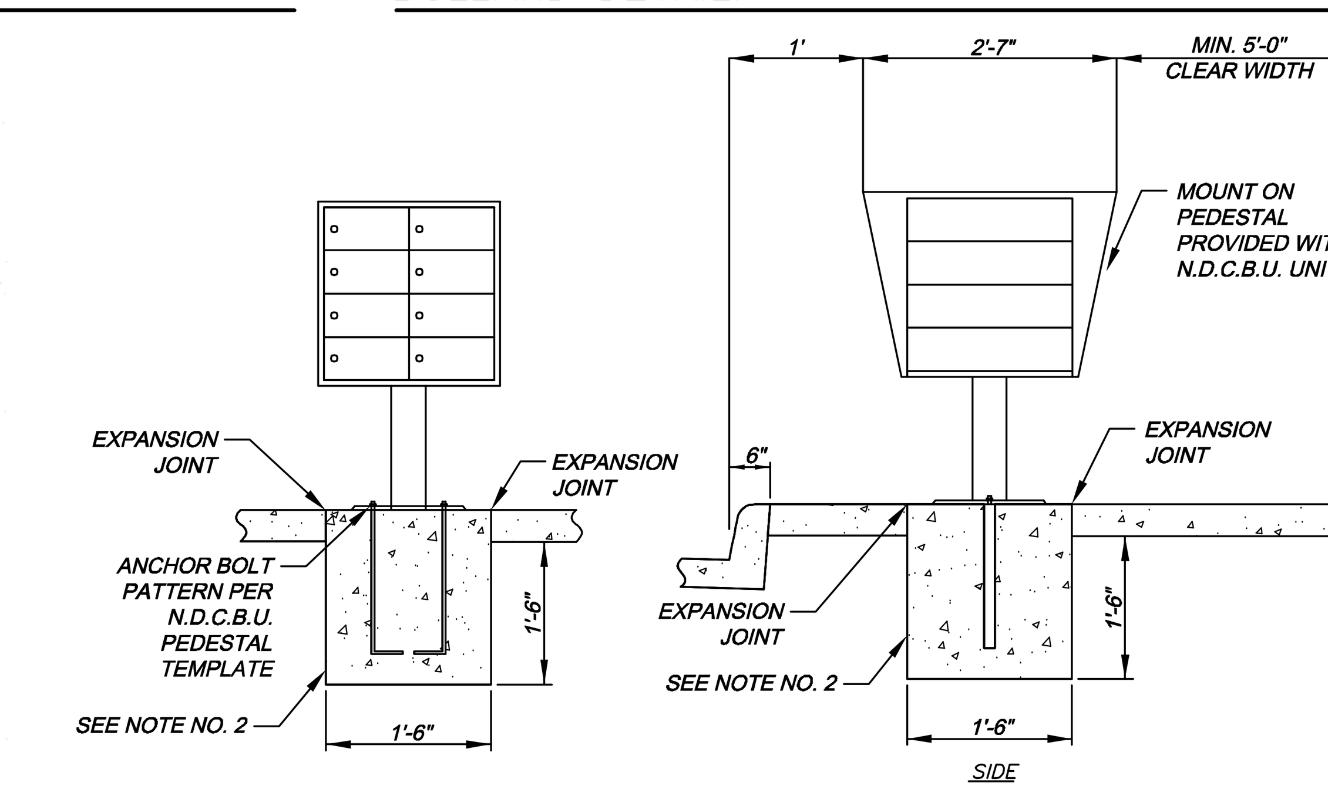


GENERAL NOTES:
1. SEE DEVELOPMENT GUIDELINE 13.15.490 FOR ADDITIONAL REQUIREMENTS.

CITY OF SAMMAMISH
DEPARTMENT OF PUBLIC WORKS
MAIL BOX CLUSTER STYLE
APPROVED BY CITY ENGINEER | DATE
REV | DWN | CKD | DATE MARCH-15-2000 | FILE FIG02-18

- 70 -

CITY OF SAMMAMISH FIG 02-18 MAILBOX CLUSTER DETAIL:



NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N.D.C.B.U.) TYPE I MAILBOX INSTALLATION (8 BOX UNIT)

NTS

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

Call 2 Working Days Before You Dig
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(ID,MT,ND,OR,WA)

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of________, 20____.
City Planner
Public Works Development Review Engineer

R:\2015\0\15065\3\Drawings\As-builts\Plots\AB_16,17,18-3RDDET15065.dwg 12/17/2019 11:49:57 AM

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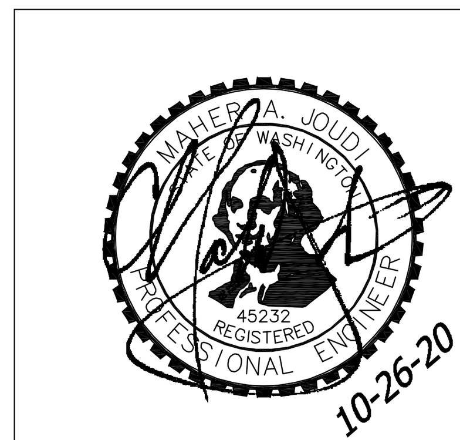
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH
ROAD DETAILS
24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147



DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

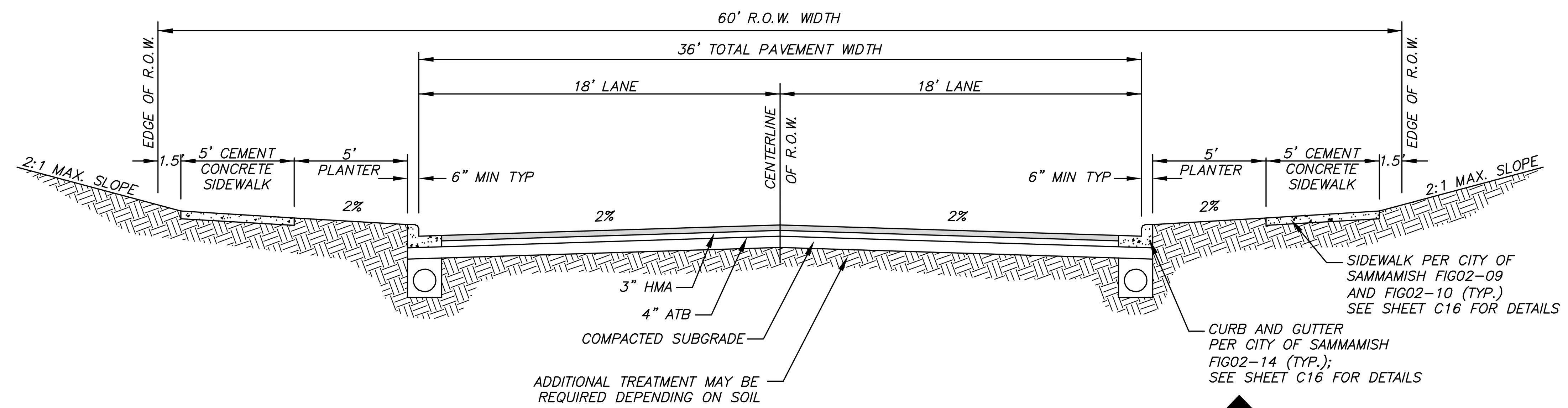
DRAWING: C17
SHEET: 17 OF 31

AS-BUILT NO. 17-0310

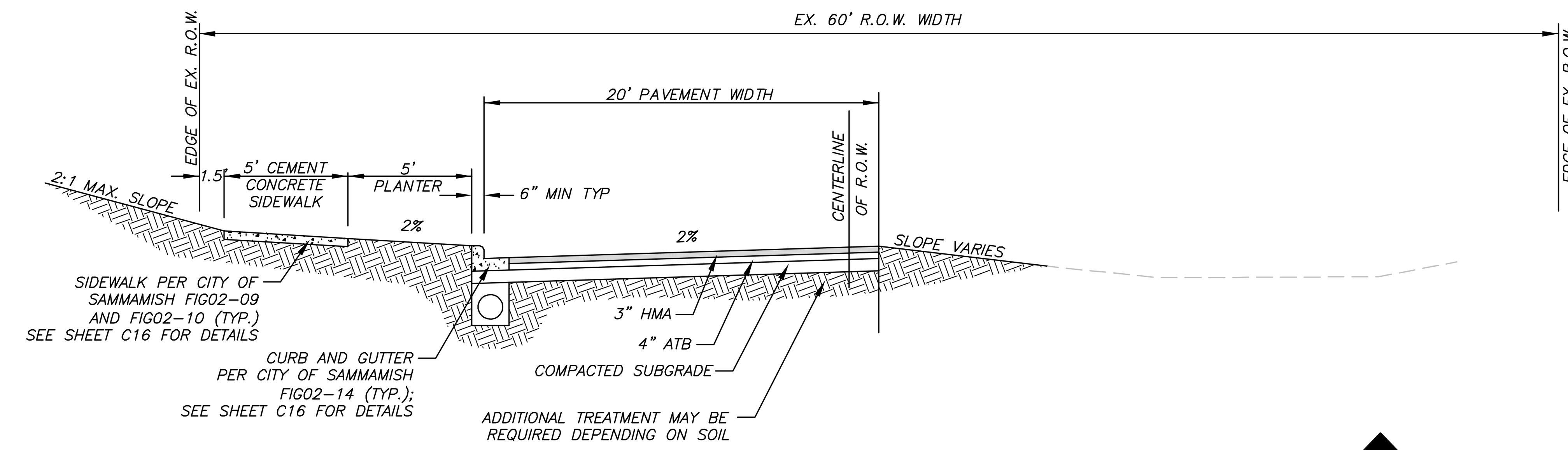
NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

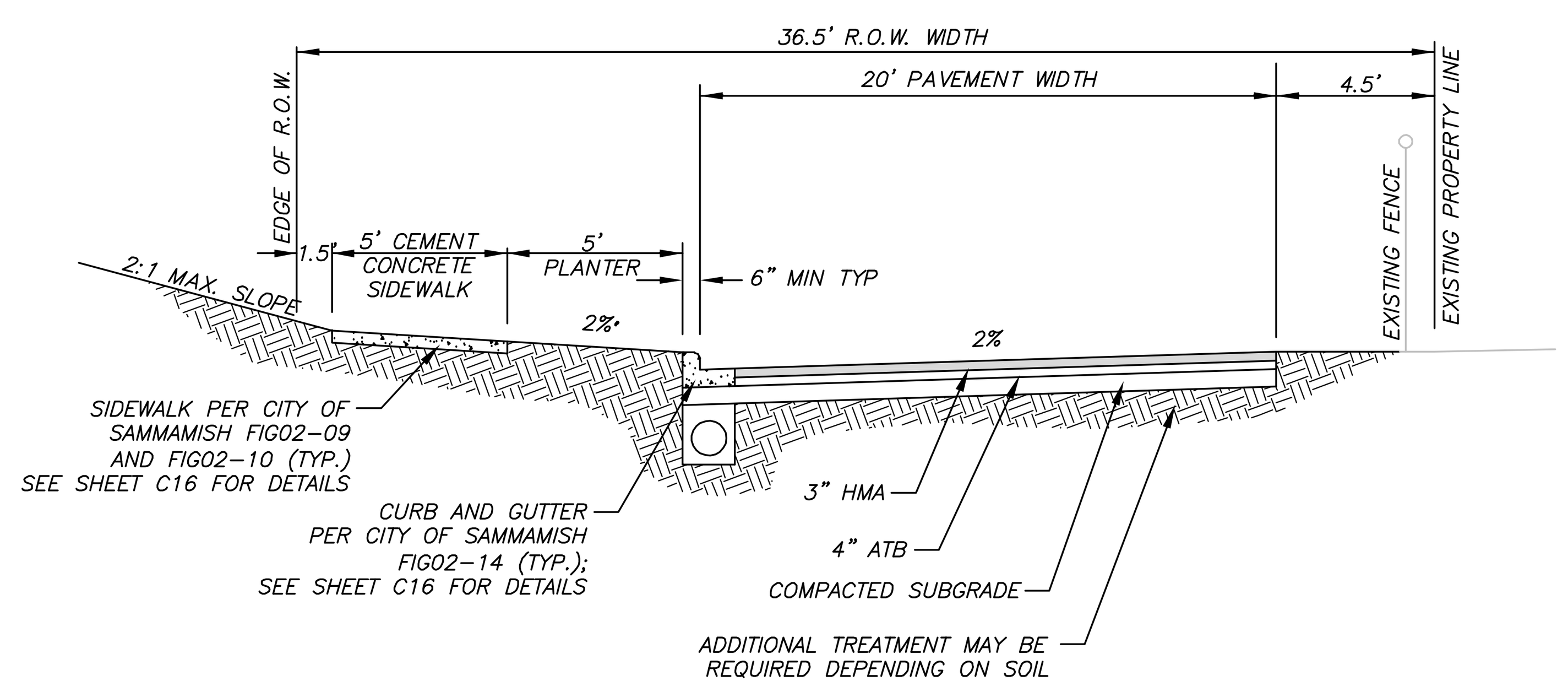
SDP2017-00575



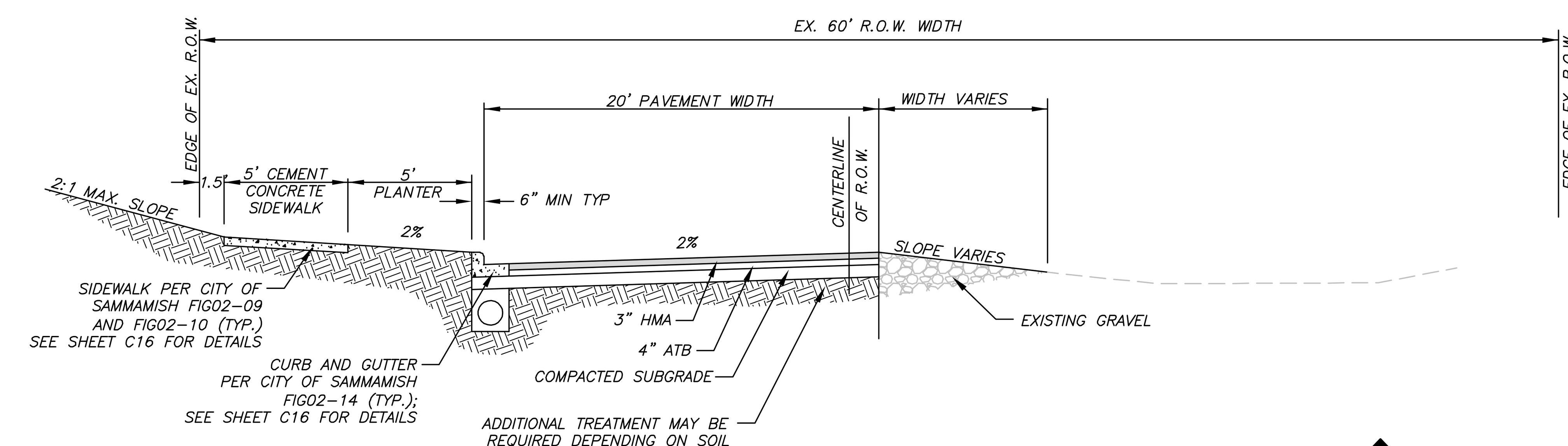
SE 26TH PLACE, SE 28TH STREET (STA. 11+93.36 TO STA. 14+39.76) AND 241ST AVE SE (STA. 23+14.59 TO STA. 24+07.28) — A / C11



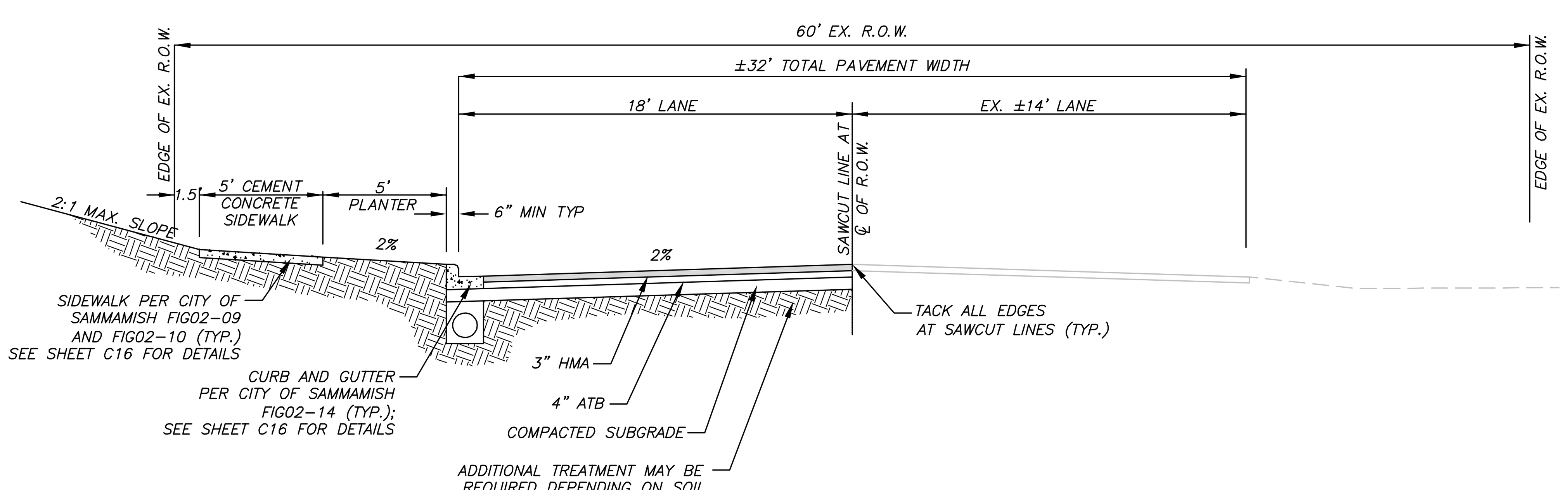
242ND AVE SE (STA. 30+47.79 TO STA. 35+00.00) — E / C11



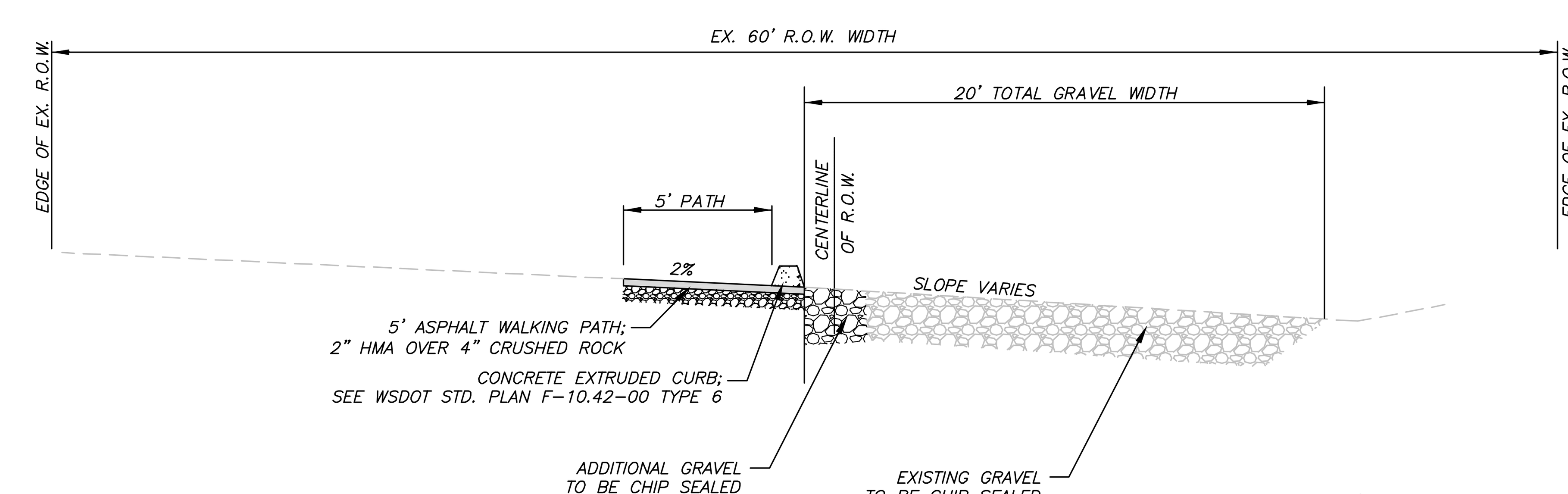
SE 28TH STREET (STA. 15+25.75 TO STA. 17+70.32) — B / C11



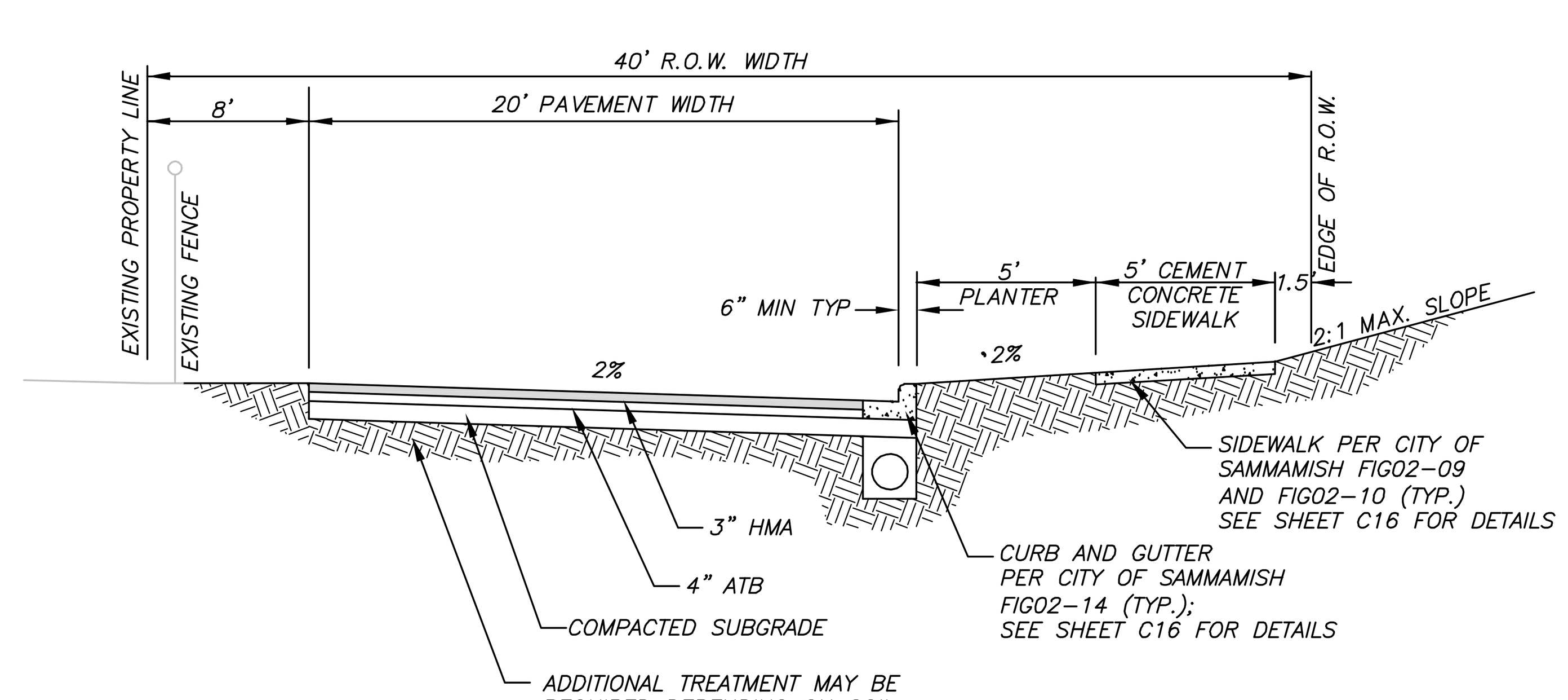
242ND AVE SE (STA. 35+00.00 TO STA. 38+64.26) — F / C11



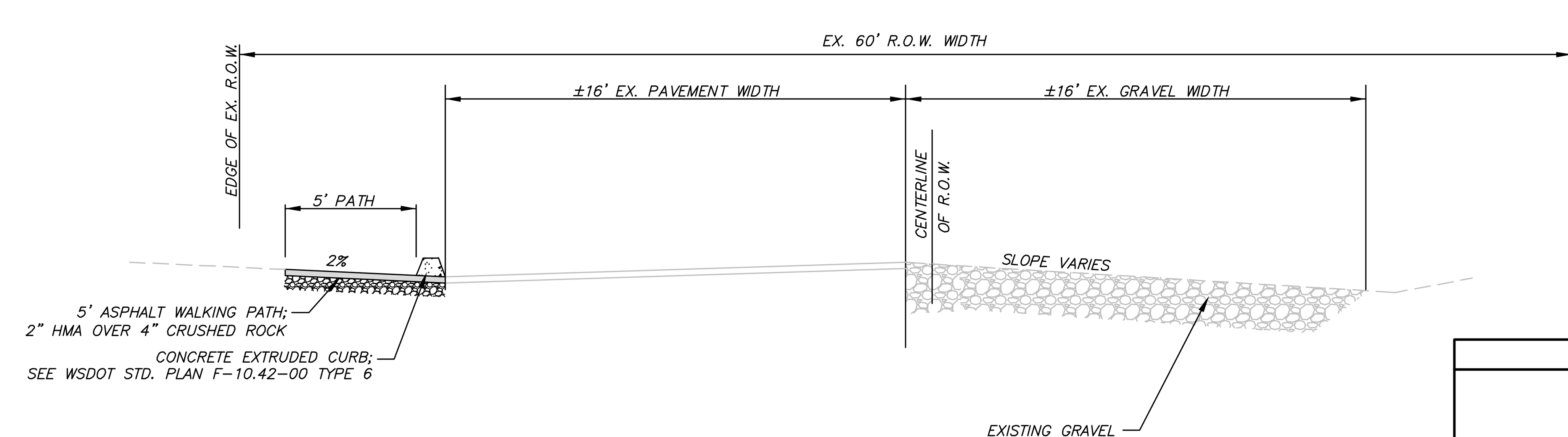
241ST AVE SE (STA. 21+00.00 TO STA. 22+28.59) — C / C11



242ND AVE SE (STA. 38+64.26 TO STA. 41+33.23) — G / C11



241ST AVE SE (STA. 24+52.43 TO STA. 27+81.34) — D / C11



242ND AVE SE (STA. 41+33.23 TO STA. 42+84.26) — H / C11

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

AS-BUILT

NO AS-BUILT INFORMATION ON THIS SHEET.

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SUBDIVISION

City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

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ENGINEERS PLANNERS SURVEYORS
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PENNY LANE SOUTH
ROAD CROSS-SECTIONS
24106 & 24124 SE 28TH ST; 2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

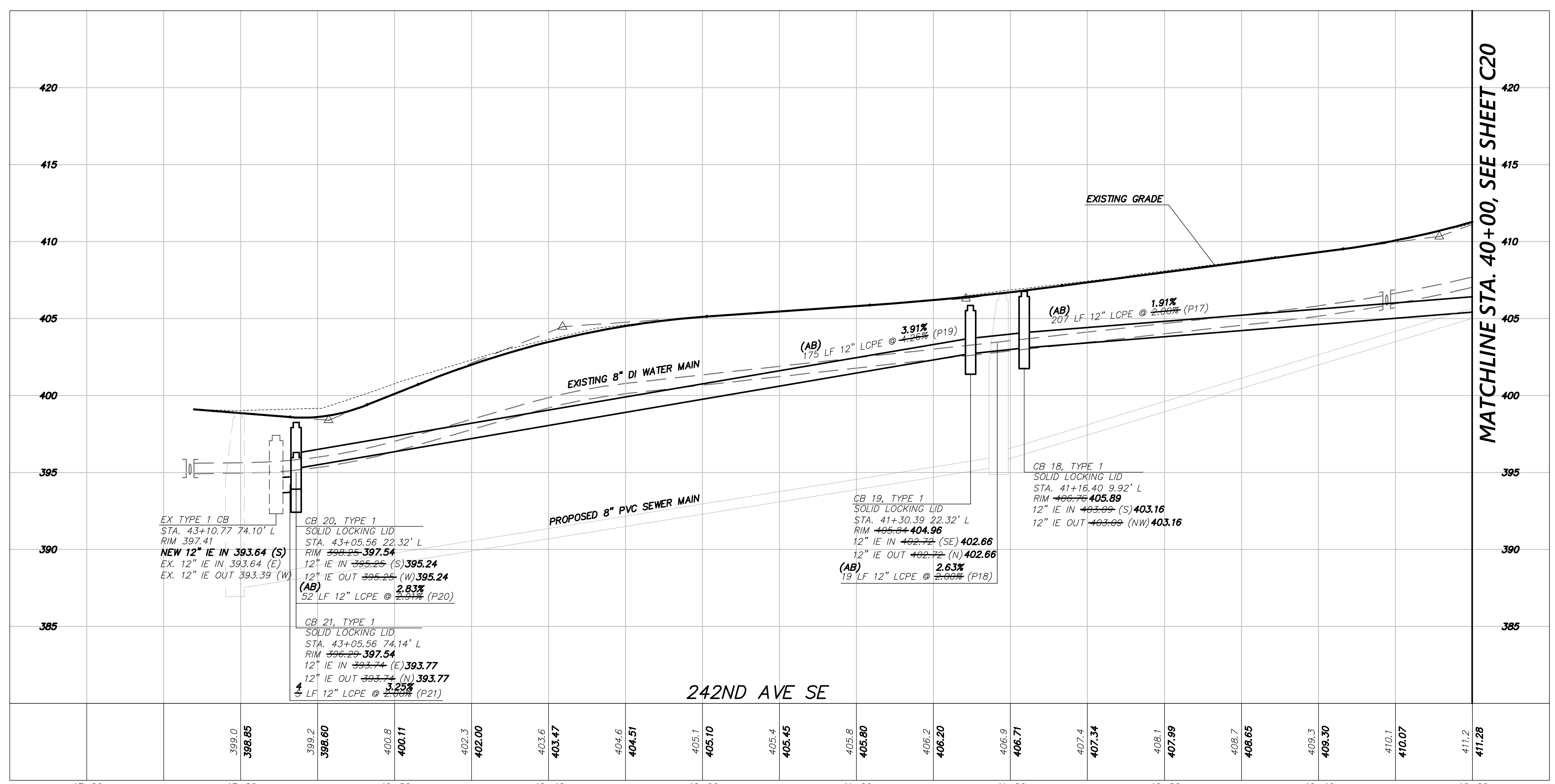
DRAWING: C18
SHEET: 18 OF 31

AS-BUILT NO. 17-0311

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017–00575



AS-BUILT

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0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of________, 20___.
City Planner
Public Works Development Review Engineer

NOTES:

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VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

R:\2015\0\15065\3\Drawings\As–builts\Plots\AB_19,20,21–3RDSDPR15065.dwg 10/26/2020 5:10:40 PM

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PENNY LANE SOUTH

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2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC

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MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
45232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS–BUILT	MAJ
10.26.20	AS–BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

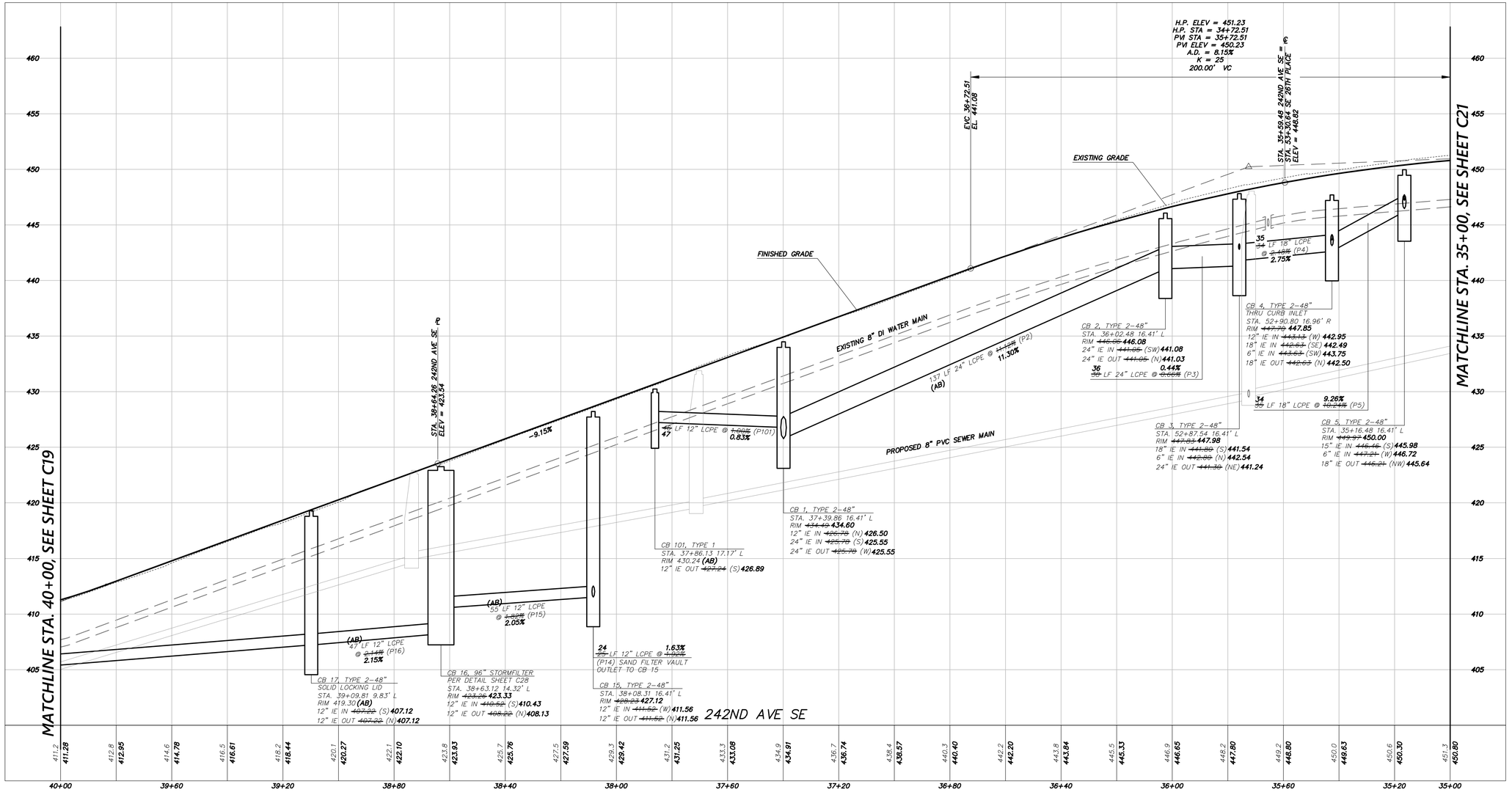
DRAWING: C19
SHEET: 19 OF 31

AS-BUILT NO. 17-0312

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



AS-BUILT

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0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

NOTES:

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VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of _____, 20___.
City Planner
Public Works Development Review Engineer

R: \2015\0\15065\3\Drawings\As-builts\Plots\AB_19,20,21-3RDSDPR15065.dwg 10/26/2020 5:10:40 PM

D.R. STRONG
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ENGINEERS PLANNERS SURVEYORS
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PENNY LANE SOUTH
242ND AVE SE
ROAD AND STORM PROFILE
24106 & 24124 SE 28TH ST.,
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

JAMES A. JOUD
STATE OF WASHINGTON
45230
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

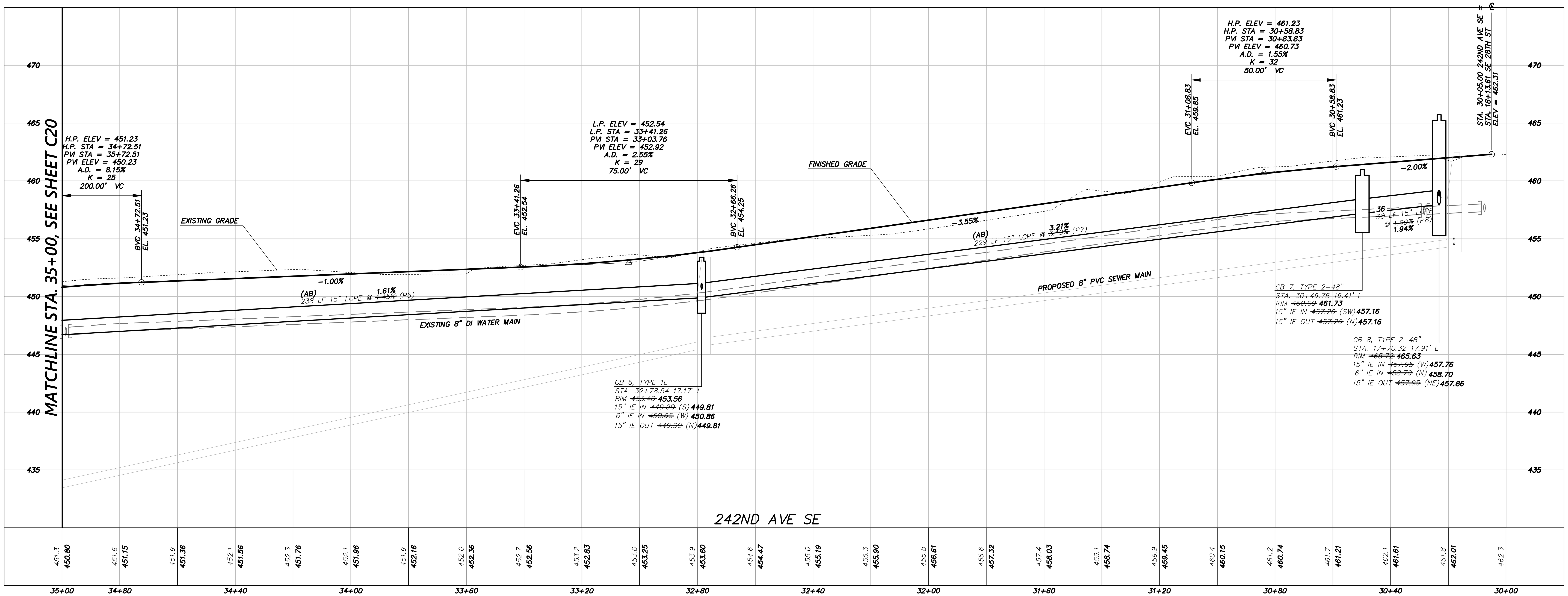
DRAWING: C20
SHEET: 20 OF 31

AS-BUILT NO. 17-0313

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



AS-BUILT

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0 10 20 40
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SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

SUBDIVISION
City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20___.

City Planner

Public Works Development Review Engineer

NOTES:
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2. ALL OFFSETS ARE TO CENTER OF STRUCTURE.
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VERTICAL DATUM:
NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:
NAD 1983/91

UTILITY CROSSING NOTE:
(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

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DRS
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PENNY LANE SOUTH

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SAMMAMISH, WA

WOOD CROWN, LLC
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MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
45232 REGISTERED PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

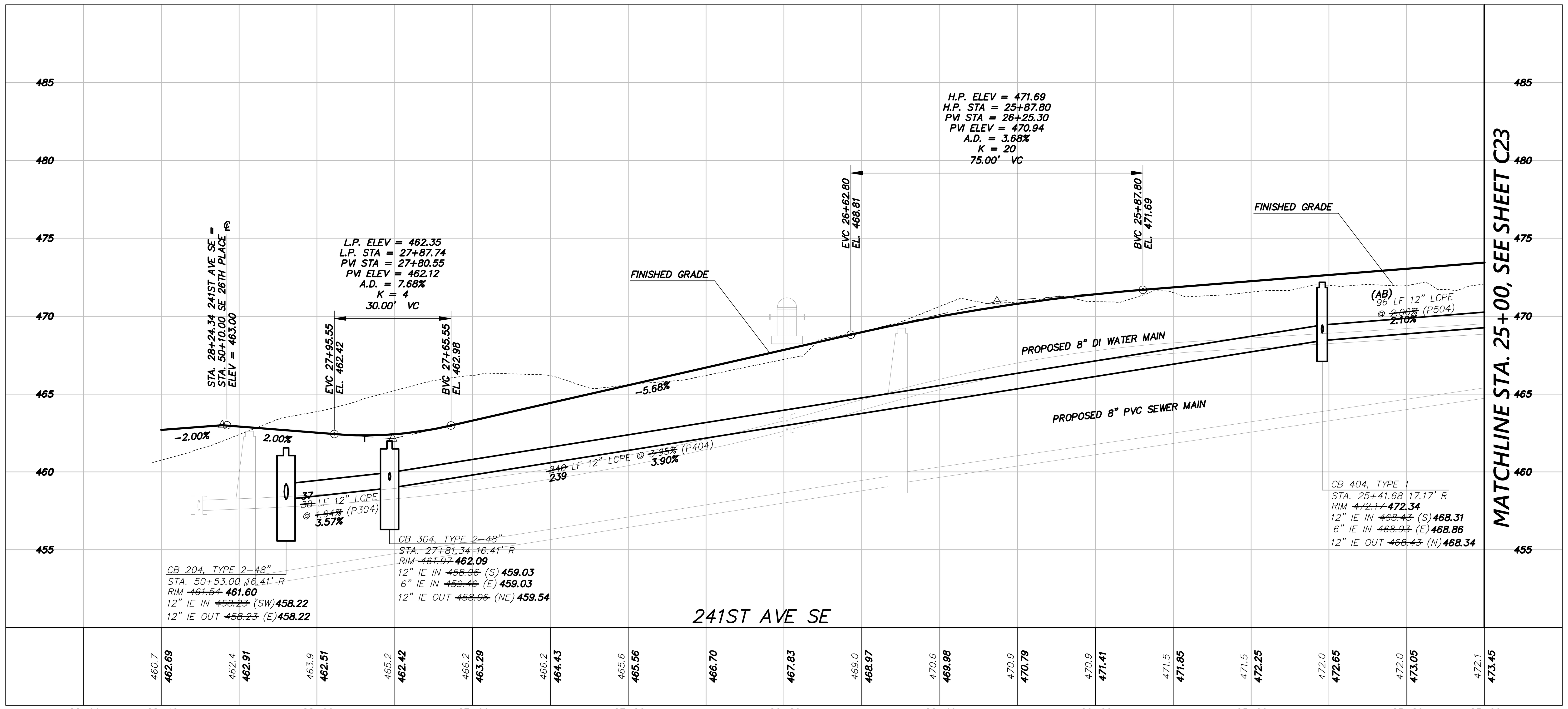
DRAWING: C21
SHEET: 21 OF 31

AS-BUILT NO. 17-0314

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017–00575



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0 2.5 5 10
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AS-BUILT

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SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

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VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

DRS
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MAHER A. JOUDI
45232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.1.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

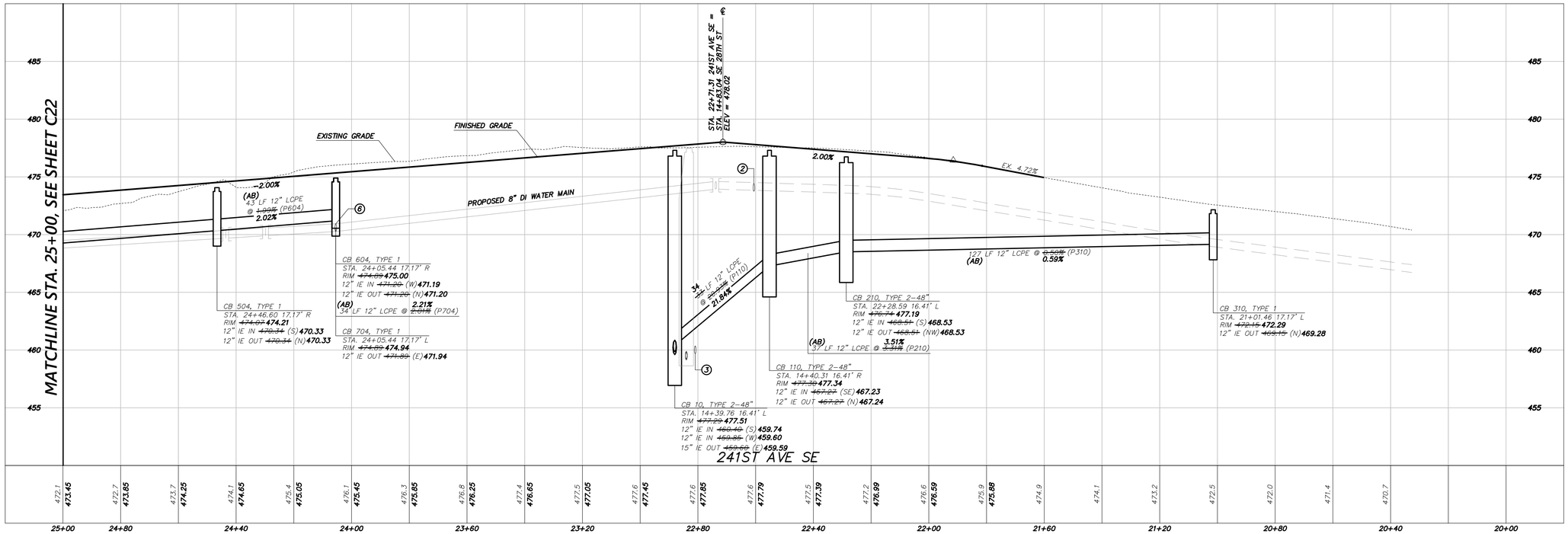
DRAWING: C22
SHEET: 22 OF 31

AS-BUILT NO. 17-0315

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



AS-BUILT

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NOTES:

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VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this_____day of_____, 20____.
City Planner
Public Works Development Review Engineer

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CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
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O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

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SAMMAMISH, WA

WOOD CROWN, LLC

9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MATTHEW A. JOUDREY — STATE OF WASHINGTON — 45232 — REGISTERED PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

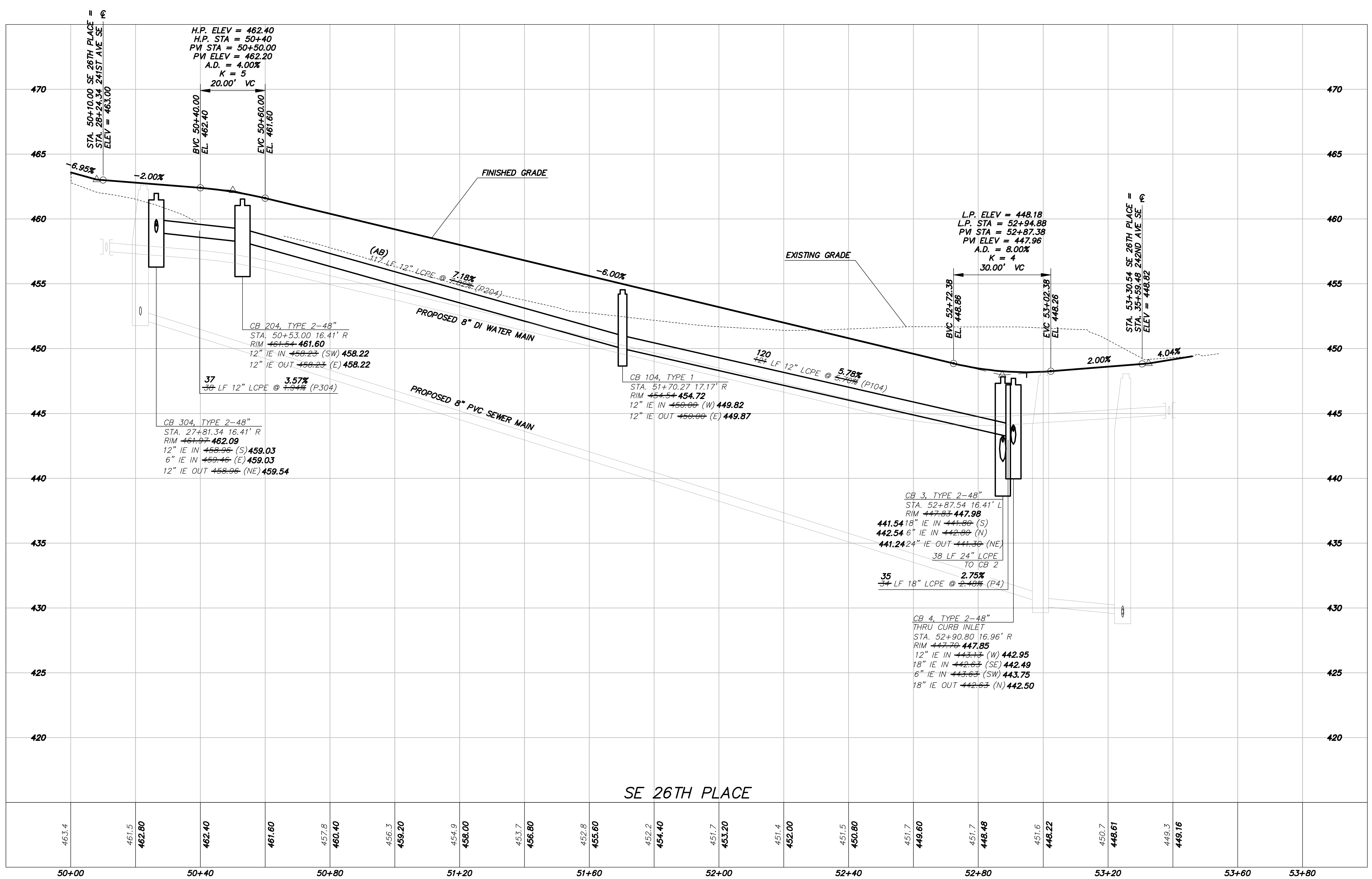
DRAWING: C23
SHEET: 23 OF 31

AS-BUILT NO. 17-0316

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



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VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

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Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

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DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PENNY LANE SOUTH

SE 26TH PLACE
ROAD AND STORM PROFILE
24106 & 24124 SE 28TH ST;
2525 & 2627 242ND AVE
SAMMAMISH, WA

WOOD CROWN, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

MAHER A. JOUDI
45232
REGISTERED PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

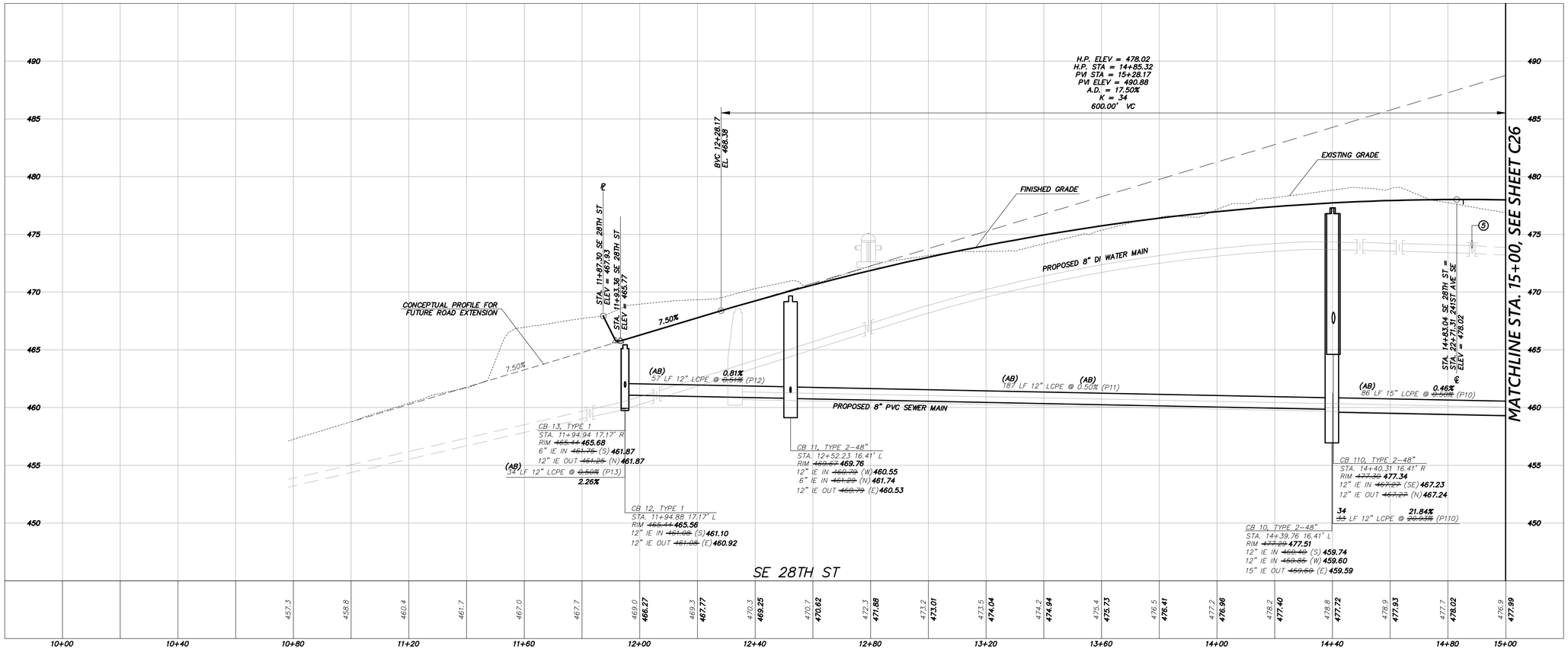
DRAWING: C24
SHEET: 24 OF 31

AS-BUILT NO. 17-0317

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



AS-BUILT

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

NOTES:

1. ALL CATCH BASINS ARE VANED GRATES UNLESS OTHERWISE NOTED.
2. ALL OFFSETS ARE TO CENTER OF STRUCTURE.
3. BACKFILL OVER PIPES AND UTILITIES IN RIGHT-OF-WAY SHALL BE ⅝" MINUS CRUSHED ROCK.

VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

SUBDIVISION
City of Sammamish Approval Examined and Approved per SMC 20.05 for SDP2017-00575 this____day of_____, 20____.
City Planner
Public Works Development Review Engineer

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MARTIN A. JOUD
48230
REGISTERED PROFESSIONAL ENGINEER
10-26-20

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07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

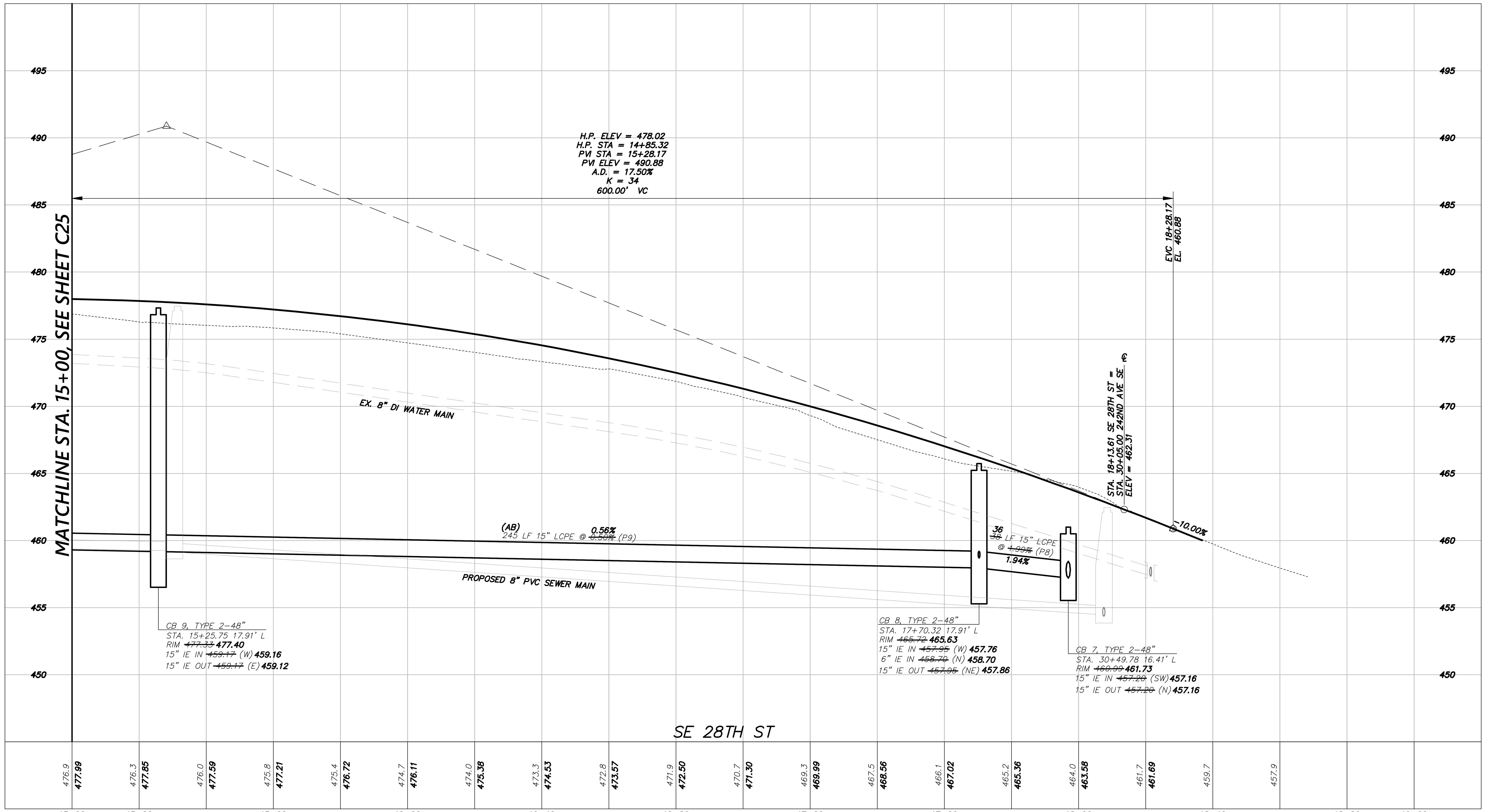
DRAWING: C25
SHEET: 25 OF 31

AS-BUILT NO. 17-0318

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



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AS-BUILT

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SEE SHEET C14 FOR STORM DRAINAGE PLAN VIEW

NOTES:

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2. ALL OFFSETS ARE TO CENTER OF STRUCTURE.
3. BACKFILL OVER PIPES AND UTILITIES IN RIGHT-OF-WAY SHALL BE 5/8" MINUS CRUSHED ROCK.

VERTICAL DATUM:

NAVD 88, PER KING COUNTY VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 1983/91

UTILITY CROSSING NOTE:

(X) SEE SHEET C14 FOR UTILITY CROSSING TABLE

SUBDIVISION

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10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

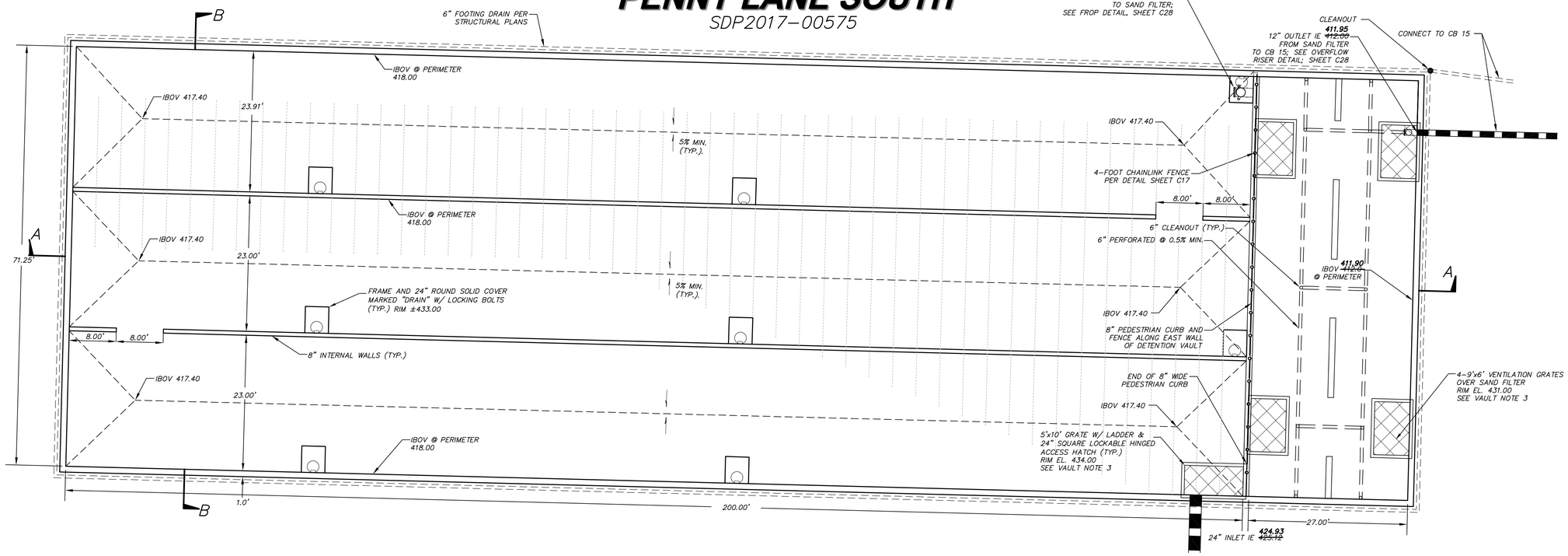
DRAWING: C26
SHEET: 26 OF 31

AS-BUILT NO. 17-0319

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

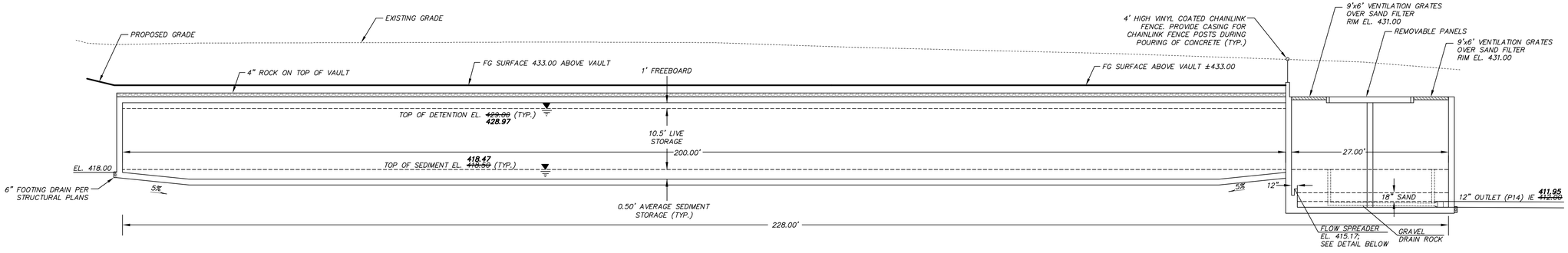
PENNY LANE SOUTH

SDP2017-00575

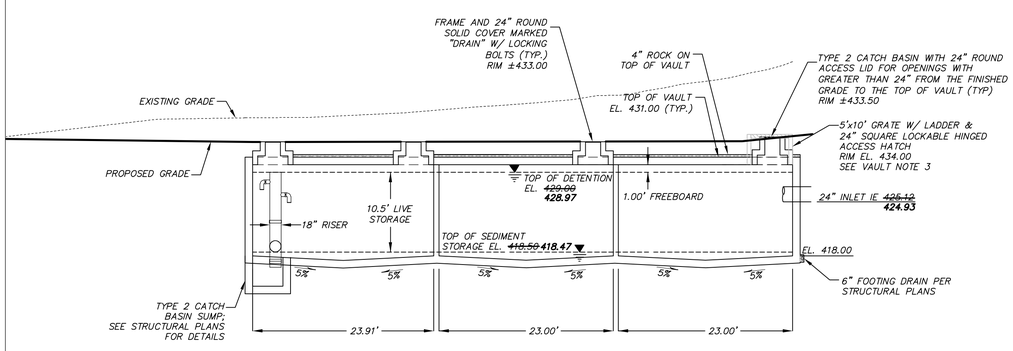


PLAN VIEW

SCALE 1"=10'

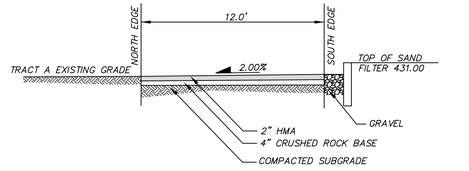


SECTION A-A



SECTION B-B

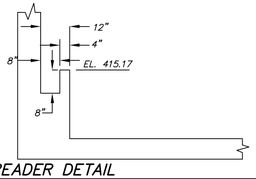
SCALE 1"=10'



VAULT ACCESS ROAD

NTS

1/C11



FLOW SPREADER DETAIL

NTS

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SCALE 1"=10'

AS-BUILT

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NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS 40233 REGISTERED PROFESSIONAL ENGINEER 10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
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11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	

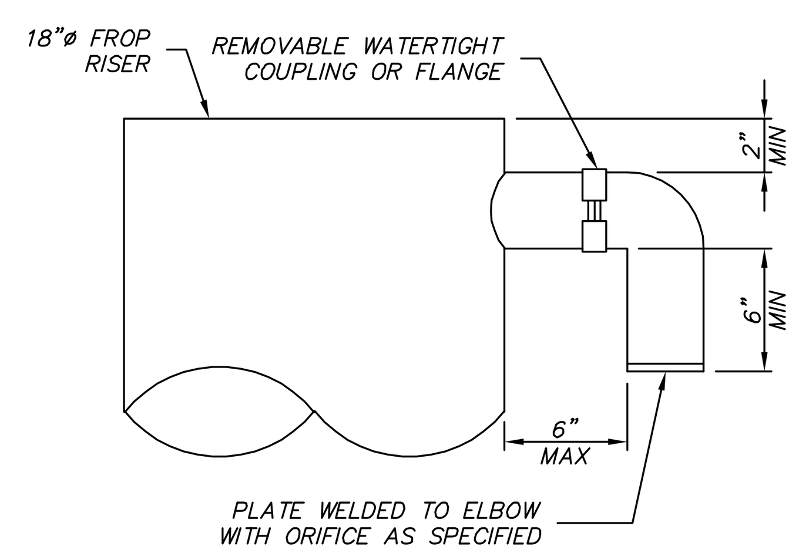
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C27
SHEET: 27 OF 31

AS-BUILT NO. 17-0320

PENNY LANE SOUTH

SDP2017-00575



ELBOW RESTRICTOR DETAIL

NTS

VAULT NOTES:

1. ACCESS OPENINGS SHALL BE POSITIONED A MAX. OF 50 FT FROM ANY LOCATION WITHIN THE VAULT, AND AT THE INLET AND OUTLET.
2. IBOV = INSIDE BOTTOM OF VAULT ELEVATION.

FROP NOTES:

1. OUTLET CAPACITY: 100-YR PEAK FLOW

2. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.

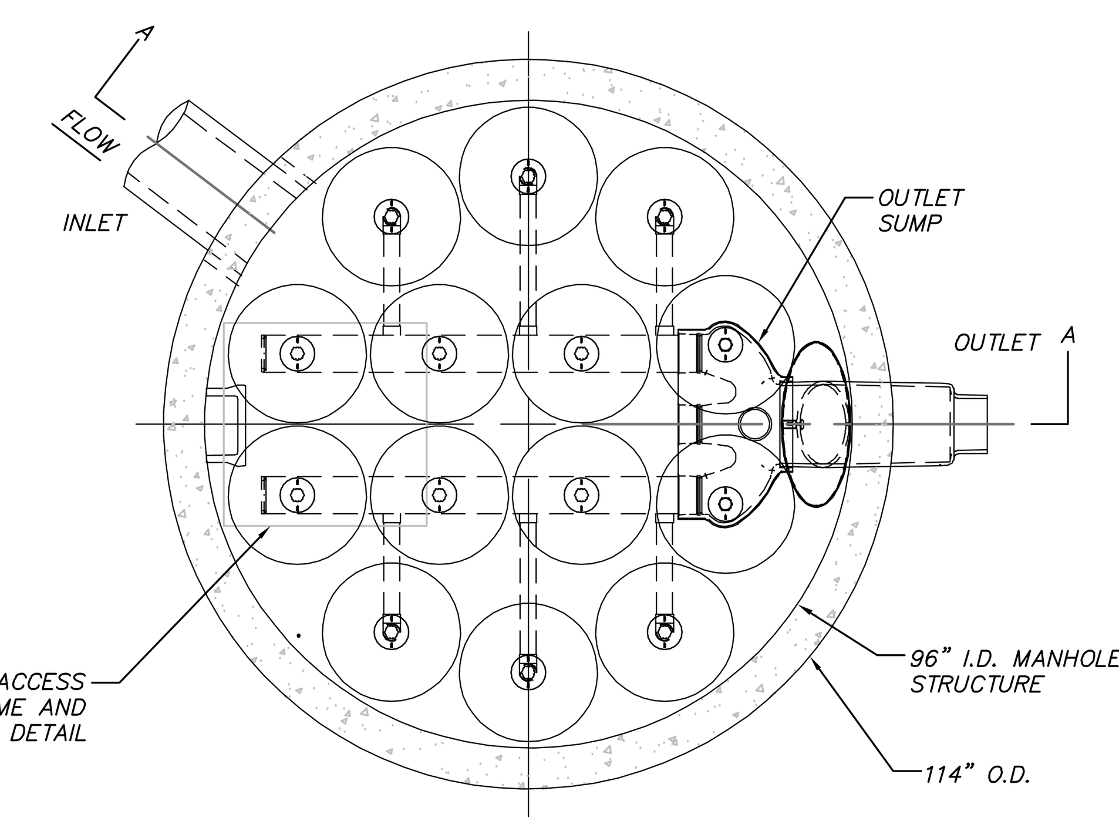
3. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4"

4. PROVIDE AT LEAST ONE 3"X.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL. (MAXIMUM 3' VERTICAL SPACING)

5. LOCATE ELBOW RESTRICTOR(S) AS NECESSARY TO PROVIDE MINIMUM CLEARANCE AS SHOWN.

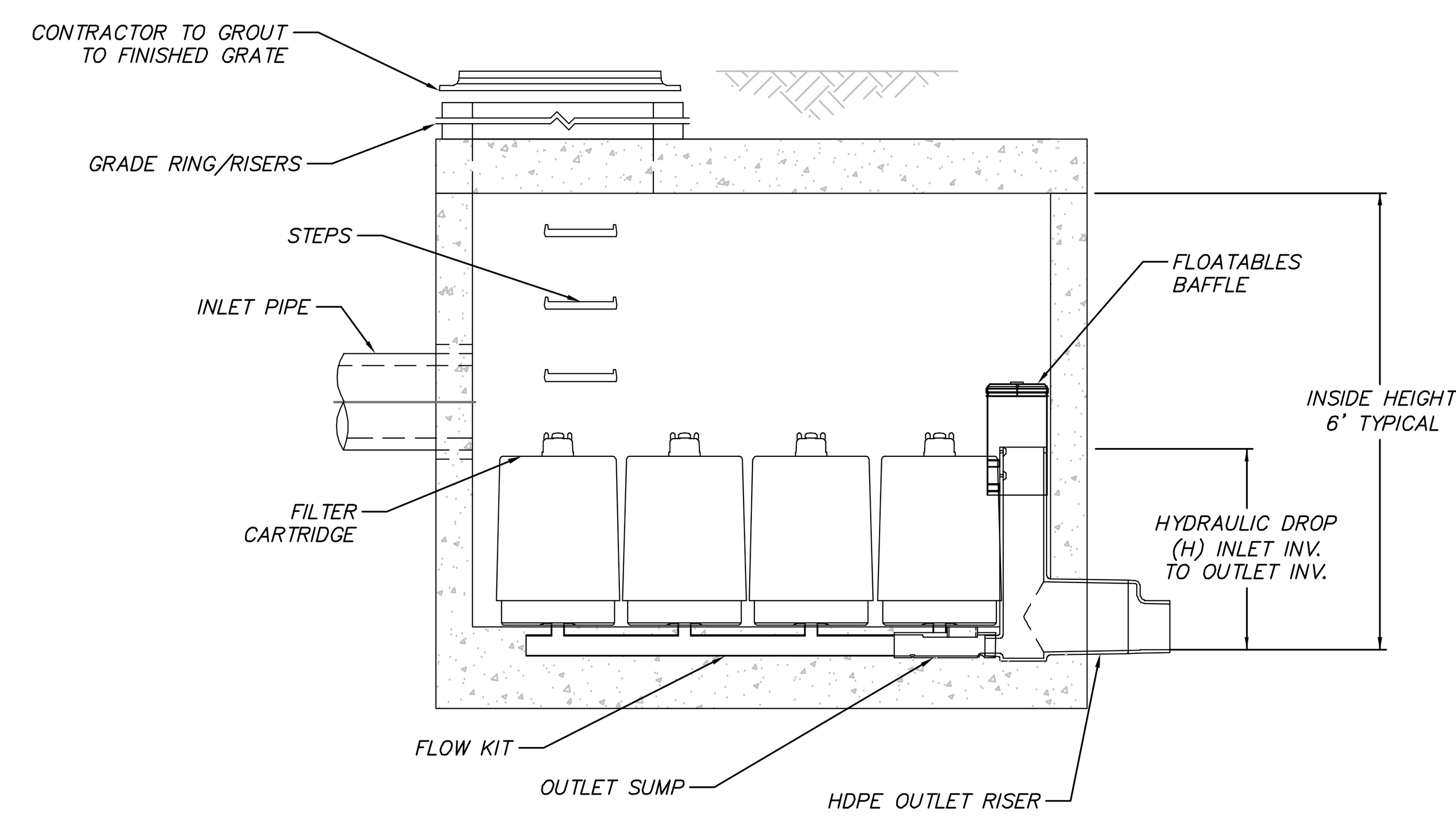
DETENTION SUMMARY SHEET

STAGE	STAGE	LIVE STORAGE VOLUME (CF)		
STORM	EL.	REQUIRED	PROVIDED	AS-BUILT
TOTAL	429.00	146,512	147,015	**147,640**
100 YEAR	429.32	150,949	151,496	**152,140**
25 YEAR	429.02	146,750	147,296	**147,922**
10 YEAR	429.00	146,576	147,015	**147,640**
2 YEAR	422.10	50,214	50,405	**50,620**

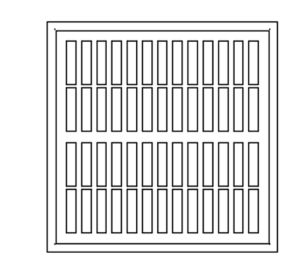


PLAN VIEW

STANDARD OUTLET RISER FLOWKIT: 43A



SECTION A–A



30" FRAME AND GRATE

(ALSO AVAILABLE IN ROUND)
N.T.S.

STORMFILTER DESIGN NOTES									
STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 14 CARTRIDGES. Ø96" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.8 CFS. IF THE SITE CONDITIONS EXCEED 1.8 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.									
CARTRIDGE SELECTION									
CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB ® (PSORB) MEDIA ONLY

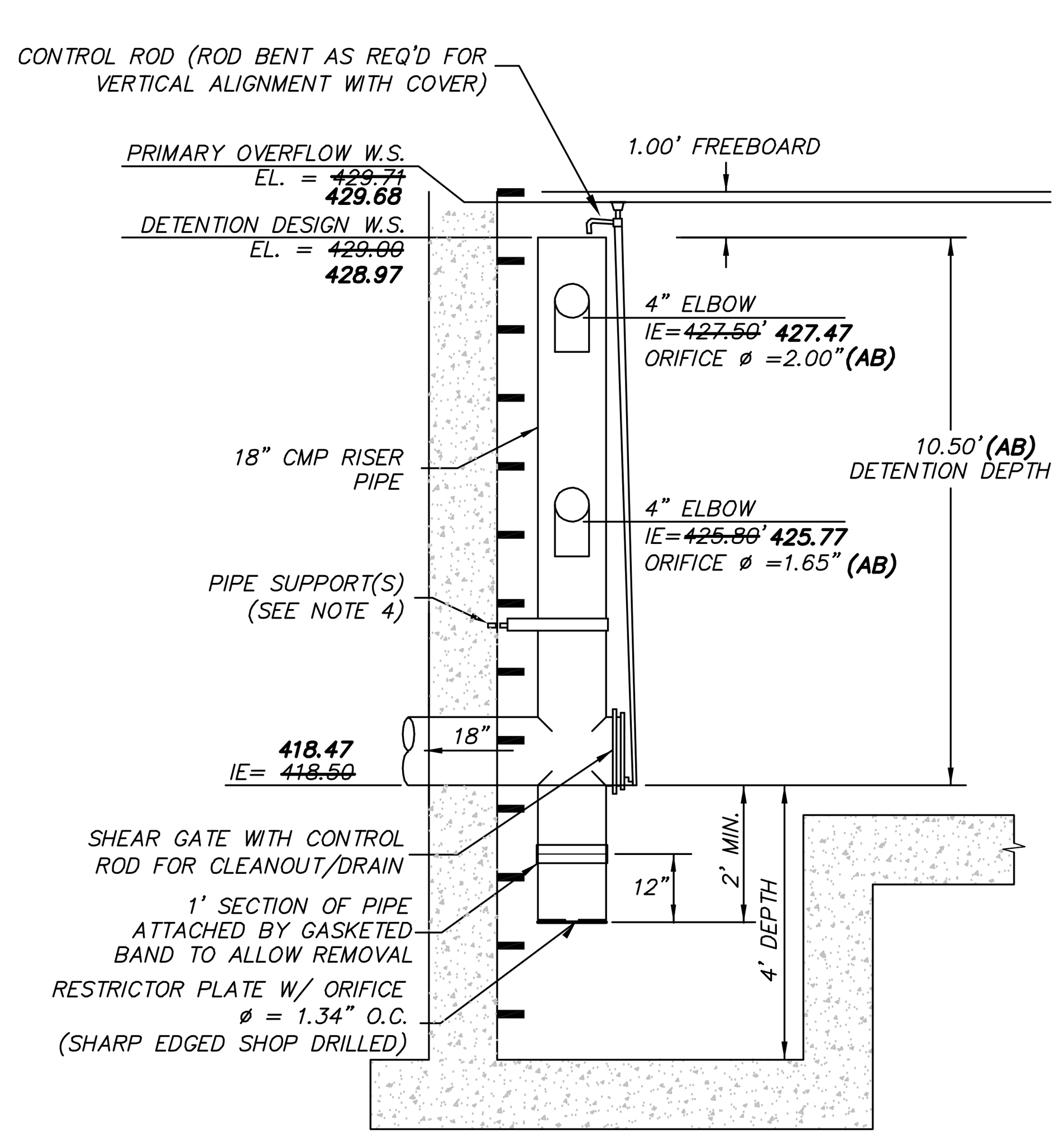
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	16		
WATER QUALITY FLOW RATE (cfs)	0.213		
PEAK FLOW RATE (cfs)	0.575		
RETURN PERIOD OF PEAK FLOW (yrs)	25		
CARTRIDGE HEIGHT (27", 18", LOW DROP(LD))	18"		
NUMBER OF CARTRIDGES REQUIRED	14		
CARTRIDGE FLOW RATE	7.5		
MEDIA TYPE (PERLITE, ZPG, PSORB)	CSF		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	~~410.52~~ 410.43	LCPE	12"
INLET PIPE #2	*	*	*
OUTLET PIPE	~~408.22~~ 408.13	LCPE	12"
RIM ELEVATION	~~423.26~~ 423.33		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

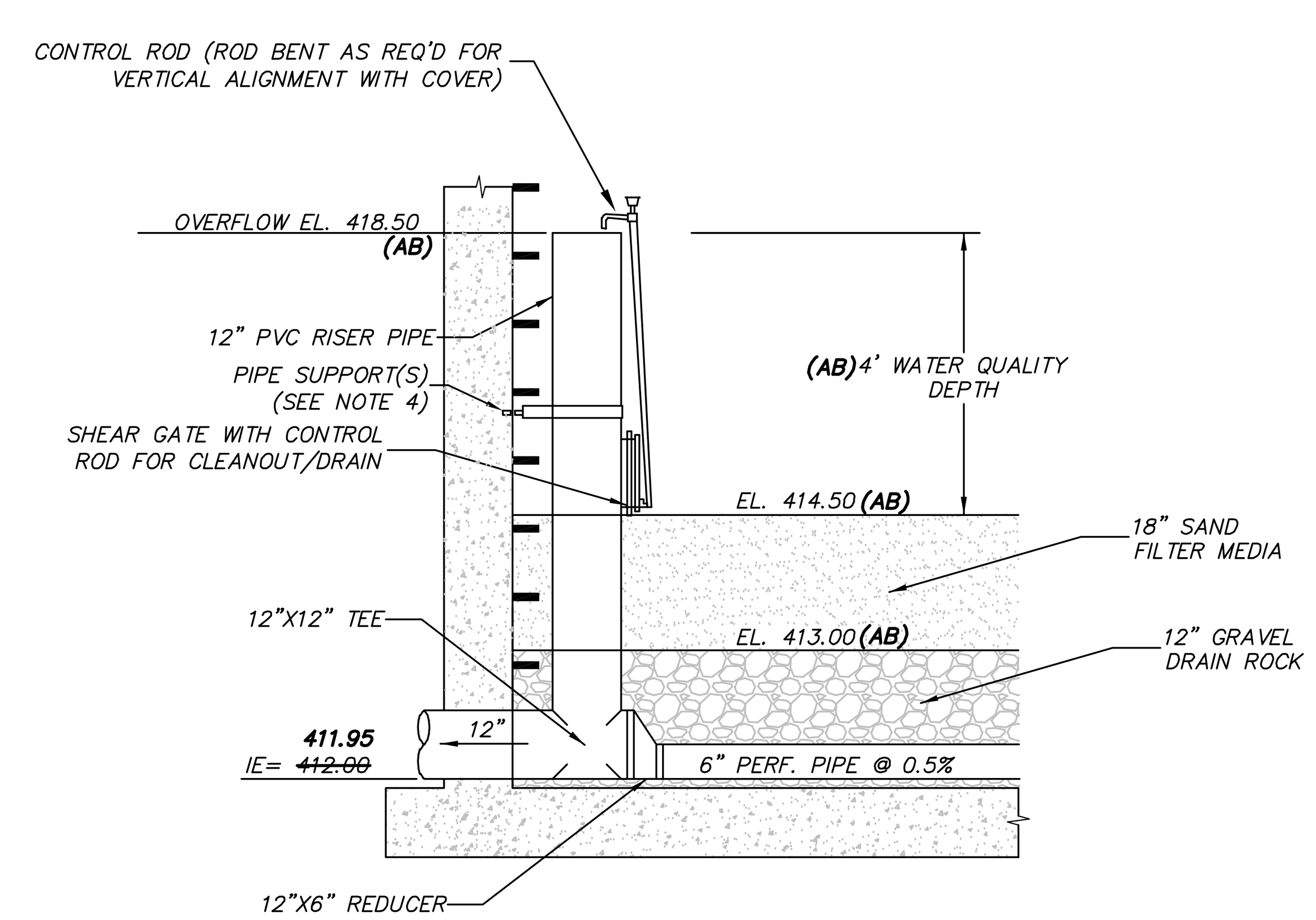
STORMFILTER DETAIL

NTS



FROP DETAIL

NTS



OVERFLOW RISER DETAIL

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10-26-20

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DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C28
SHEET: 28 OF 31

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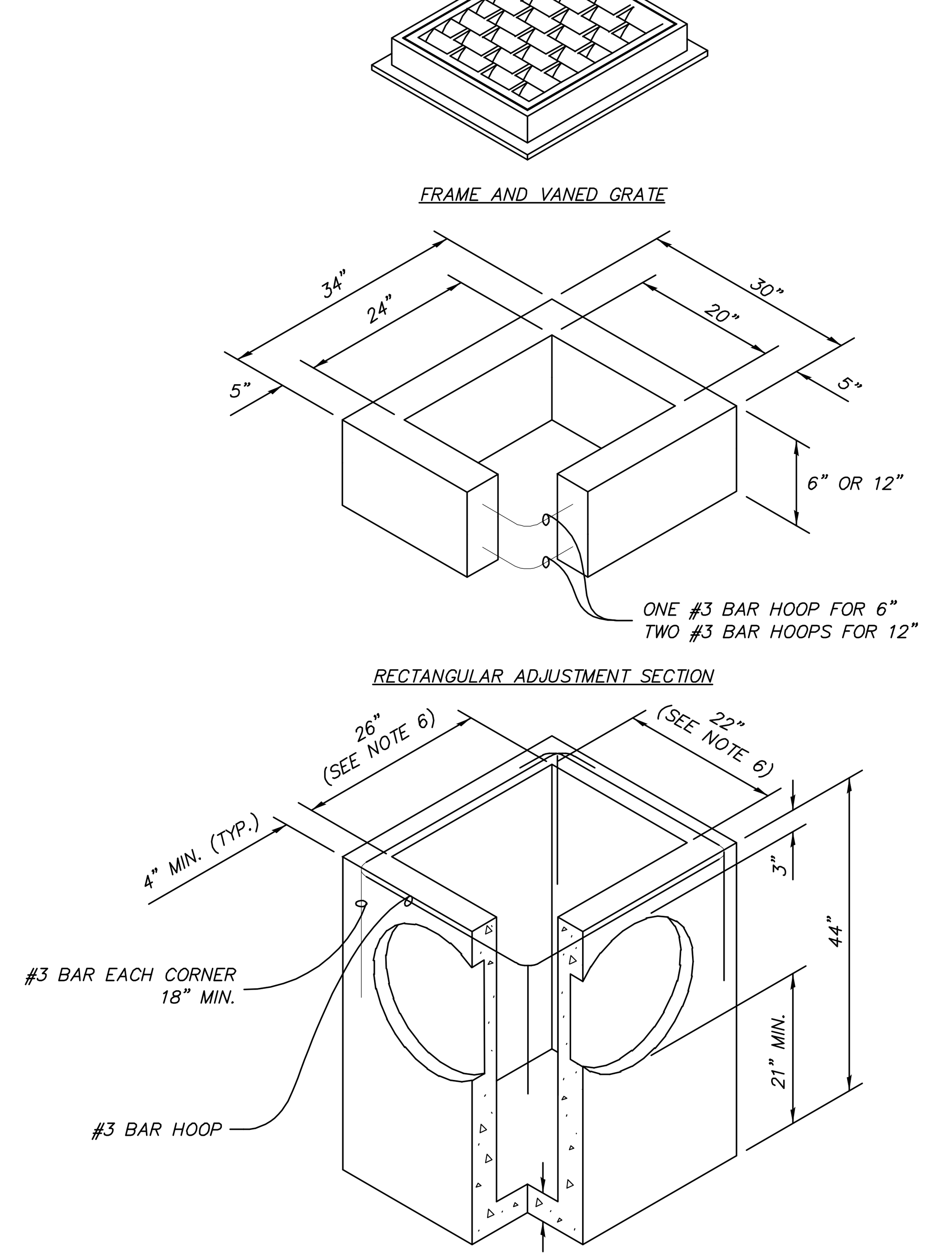
AS-BUILT NO. 17-0321

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575



NOTES

1. AS AN ACCEPTABLE ALTERNATE TO REBAR, WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WIRE MESH SHALL NOT BE PLACED IN KNOCKOUTS.
2. THE KNOCKOUT DIAMETER SHALL NOT BE GREATER THAN 20". KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION 9-04.3.
3. THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT SHALL BE 5'.
4. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO ADJUSTMENT SECTION.
5. THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR AND THE WALLS MAY BE SLOPED AT A RATE OF 1:24 OR STEEPER.
6. OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

*CORRUGATED POLYETHYLENE STORM SEWER PIPE

TYPE 1 CATCH BASIN DETAIL (WSDOT STANDARD PLAN B-5.20-01)

NTS

NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.

2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN. CLEARANCE. SEE DWG. NO. 2-006, CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.

3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.

4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2" MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.

5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS. MAX. HOLE SIZE SHALL BE 36" FOR 48" CATCH BASIN, 42" FOR 54" C.B., 48" FOR 60" C.B., 60" FOR 72" C.B., 84" FOR 96" C.B. MIN. DISTANCE BETWEEN HOLES SHALL BE 8" FOR 48", 54", AND 60" C.B.; 12" FOR 72" AND 96" C.B.

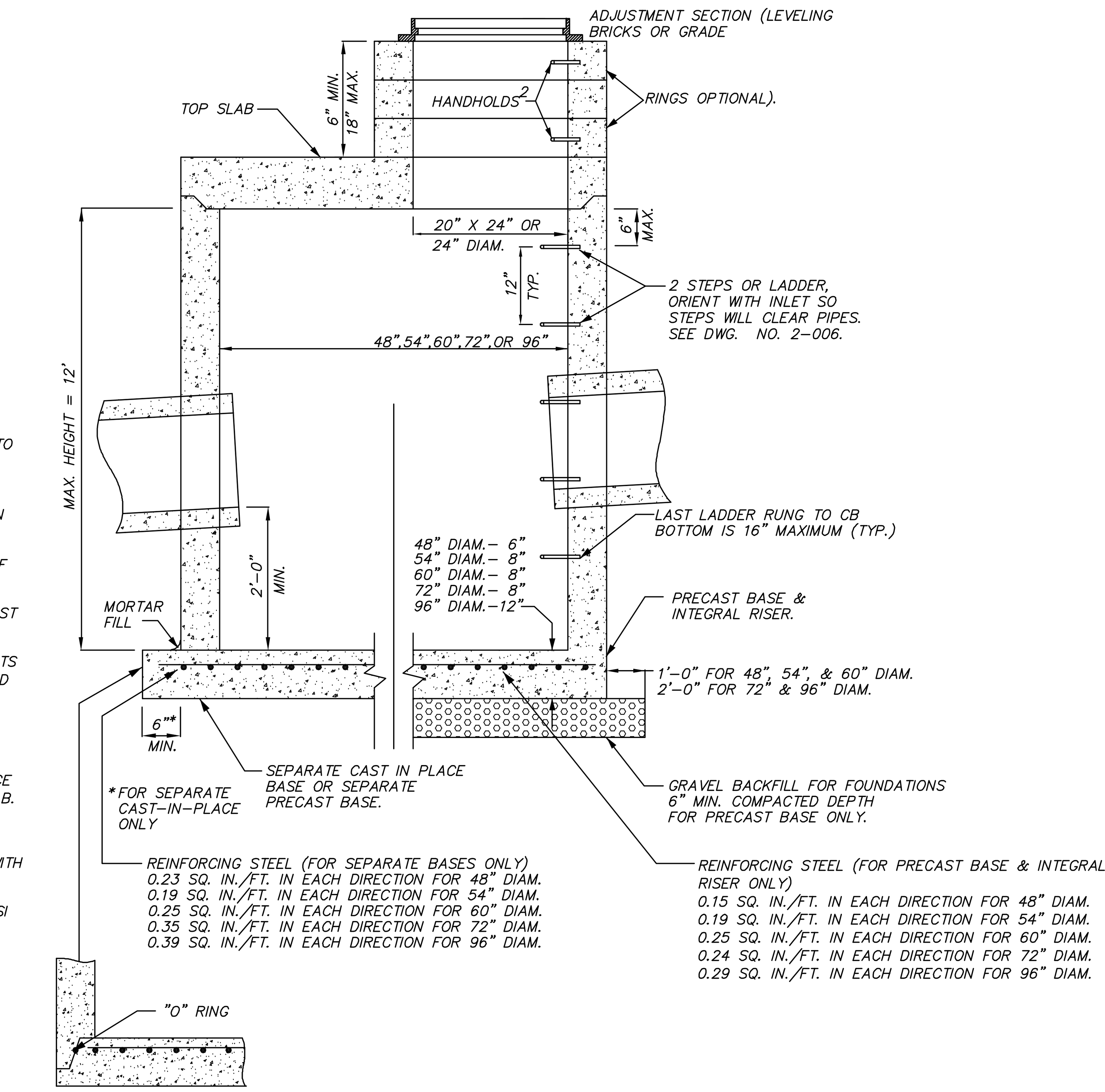
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.

7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN. CLEARANCE.

8. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.

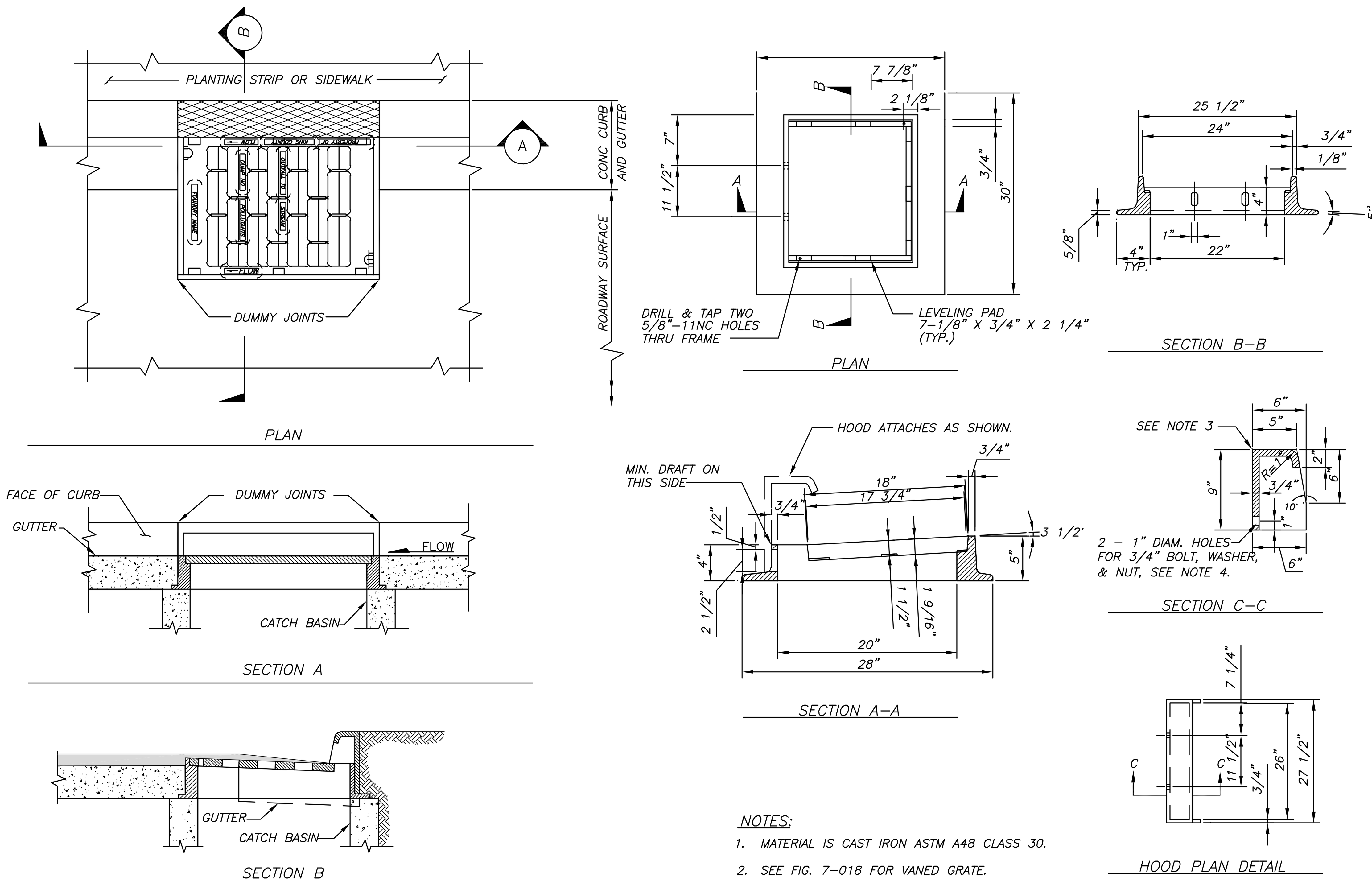
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS, SEE DWG. NO. 2-006.

10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.



TYPE 2 CATCH BASIN DETAIL (2007 KCRDCS FIG. 7-005)

NTS



NOTES:

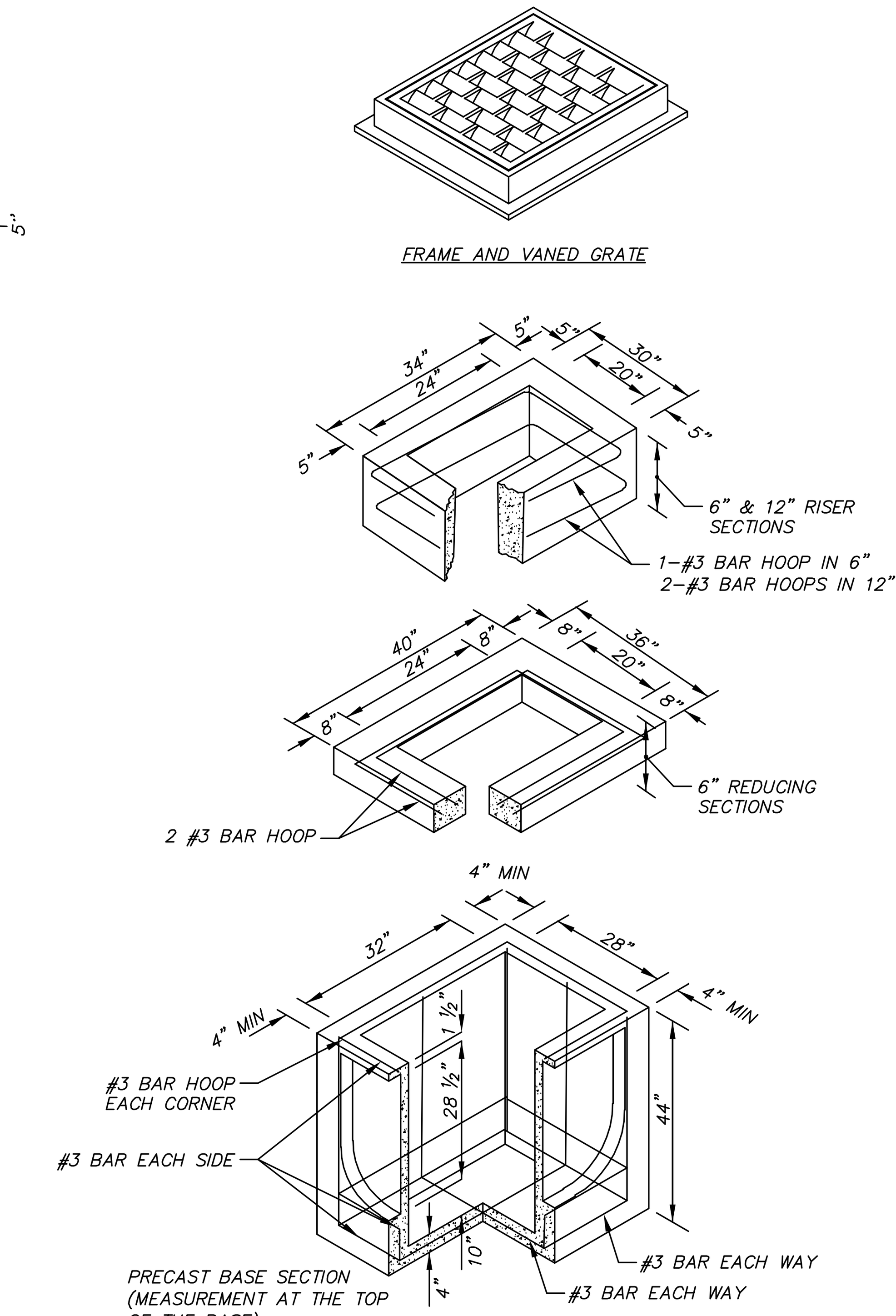
1. SET TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.
2. SEE SEC. 3.04 FOR JOINT REQUIREMENTS.

NOTES:

1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE FIG. 7-018 FOR VANED GRATE.
3. PATTERN ON TOP SURFACE OF HOOD SHALL BE 3/16 IN. NON-SKID DIAMOND.
4. BOLT, WASHER, AND NUT SHALL BE GALVANIZED OR CORROSION RESISTANT.
5. SEE SEC. 7.05.

THROUGH CURB INLET DETAIL (2007 KCRDCS FIG. 7-016 AND FIG. 7-017)

NTS



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS. C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON

2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.

3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.

4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.

5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS CATCH BASIN WALL THICKNESS.

6. KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 28". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.

7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.

8. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-62ID. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.

9. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.

10. MAX. DEPTH FROM FINISHED GRADE TO PIPE INVERT SHALL BE 5'-0".

11. EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

TYPE 1L CATCH BASIN DETAIL (2007 KCRDCS FIG. 7-004)

NTS

THESE PLANS ARE RECORD DRAWINGS AND THE INFORMATION SHOWN ACCURATLEY REFLECTS EXISTING FIELD CONDITIONS AS OF 11/06/19.

AS-BUILT

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SUBDIVISION
City of Sammamish Approval
Examined and Approved per SMC 20.05
for SDP2017-00575
this____day of________, 20____.

City Planner

Public Works Development Review Engineer

D.R. STRONG
CONSULTING ENGINEERS
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PENNY LANE SOUTH

STORM DRAINAGE DETAILS
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45232
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10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

DRAWING: C29

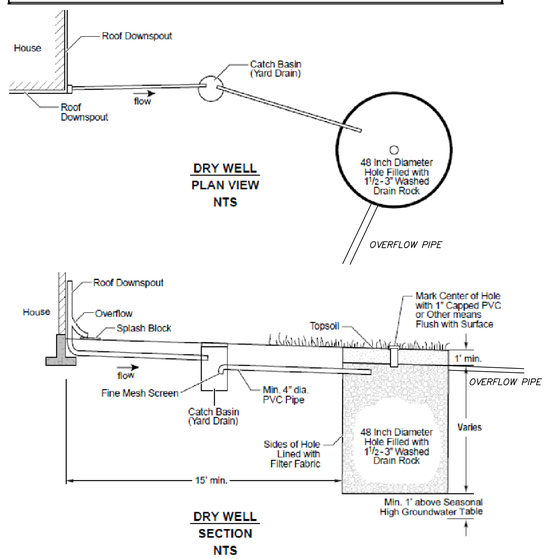
AS-BUILT NO. 17-0322

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017-00575

FIGURE C.2.2.C TYPICAL DRYWELL INFILTRATION SYSTEM



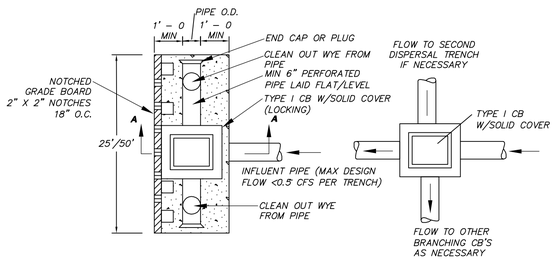
DRYWELL DETAIL

DRYWELL TABLE

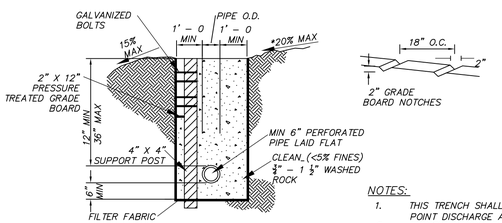
LOT	ROOF AREA (SF)	DRYWELL SIZING (CF/1000 SF)	DRYWELL VOLUME (CF)		DRYWELL DIMENSIONS (FT)			FG OVER DRYWELL	TOP OF GRAVEL	BOTTOM OF DRYWELL	INLET ELEVATION	OUTLET ELEVATION
			REQUIRED	PROVIDED	L	W	D					
1	1500	230	345.00	360.00	15.00	6.00	4.00	441.10	439.10	434.60	438.10	438.60
2	1500	230	345.00	360.00	15.00	6.00	4.00	443.90	441.90	437.40	440.90	441.40
3	1500	230	345.00	360.00	15.00	6.00	4.00	447.10	445.10	440.60	444.10	444.60
4	1500	230	345.00	360.00	15.00	6.00	4.00	451.10	449.10	444.60	448.10	448.60
5	1500	230	345.00	360.00	15.00	6.00	4.00	453.80	451.80	447.30	450.80	451.30
6	1500	230	345.00	360.00	15.00	6.00	4.00	452.50	450.50	446.00	449.50	450.00
7	1500	230	345.00	360.00	15.00	6.00	4.00	453.00	451.00	446.50	450.00	450.50
8	1500	230	345.00	360.00	15.00	6.00	4.00	453.60	451.60	447.10	450.60	451.10
9	1500	230	345.00	360.00	15.00	6.00	4.00	454.30	452.30	447.80	451.30	451.80
10	1500	230	345.00	360.00	15.00	6.00	4.00	456.30	454.30	449.80	453.30	453.80
11	1500	230	345.00	360.00	15.00	6.00	4.00	458.10	456.10	451.60	455.10	455.60
12	1500	230	345.00	360.00	15.00	6.00	4.00	460.40	458.40	453.90	457.40	457.90
13	1500	230	345.00	360.00	15.00	6.00	4.00	463.10	461.10	456.60	460.10	460.60
14	1500	230	345.00	360.00	15.00	6.00	4.00	475.90	473.90	469.40	472.90	473.40
16	1500	230	345.00	360.00	15.00	6.00	4.00	474.60	472.60	468.10	471.60	472.10
17	1500	230	345.00	360.00	15.00	6.00	4.00	473.60	471.60	467.10	470.60	471.10
18	1500	230	345.00	360.00	15.00	6.00	4.00	472.20	470.20	465.70	469.20	469.70
19	1500	230	345.00	360.00	15.00	6.00	4.00	470.60	468.60	464.10	467.60	468.10
20	1500	230	345.00	360.00	15.00	6.00	4.00	467.00	465.00	460.50	464.00	464.50
22	1500	230	345.00	360.00	15.00	6.00	4.00	477.60	475.60	471.10	474.60	475.10
23	1500	230	345.00	360.00	15.00	6.00	4.00	476.90	474.90	470.40	473.90	474.40

DRYWELL NOTE:

PRIVATE YARD DRAIN WITH SUMP SHALL BE INSTALLED BETWEEN ROOF DRAINS AND DRYWELL PER DETAIL THIS SHEET. CONNECTION BETWEEN YARD DRAIN AND DRYWELL TO BE MADE AT A 2% SLOPE. OVERFLOW OUTLET PIPE SHALL CONNECT TO LOT STORM STUBS OR CATCH BASINS AS SHOWN.



PLAN
NTS



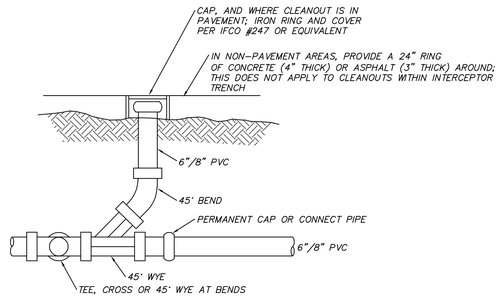
SECTION A-A
NTS

NOTES:

1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER (100 FEET ALONG FLOWLINE).
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.

DISPERSAL TRENCH DETAIL

NTS



6" AND 8" STORM DRAIN CLEAN-OUT

NTS

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AS-BUILT

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City Planner
Public Works Development Review Engineer

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MICHAEL A. JONES
WASHINGTON
46232
REGISTERED
PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

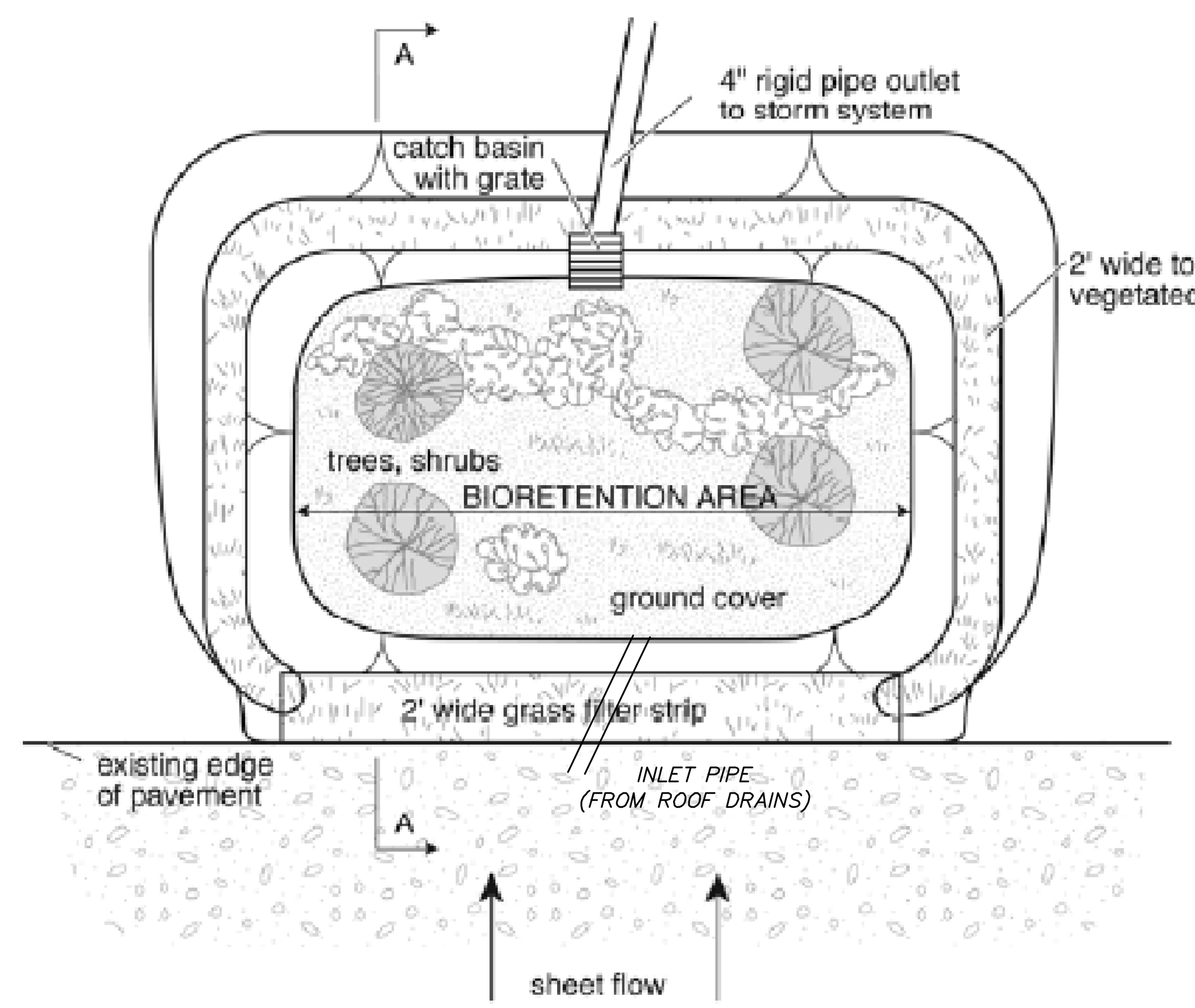
DRAWING: C30
SHEET: 30 OF 31

AS-BUILT NO. 17-0323

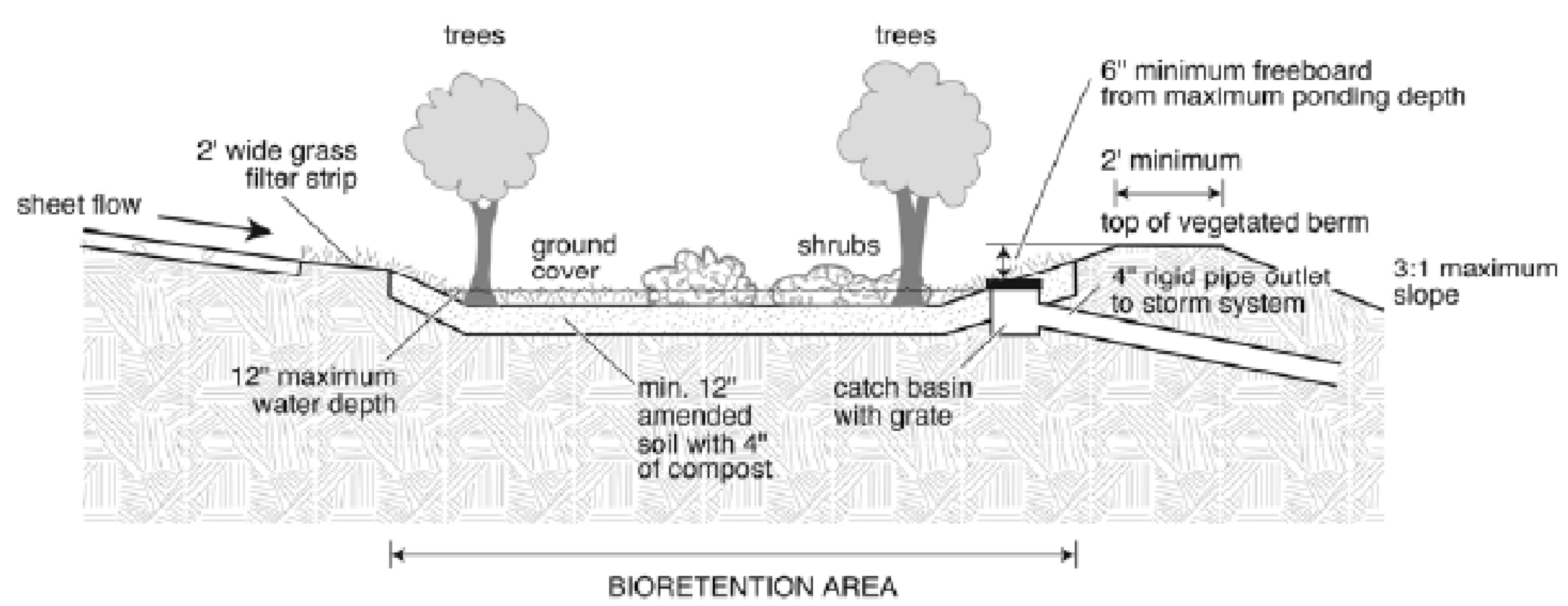
PENNY LANE SOUTH

SDP2017-00575

FIGURE C.2.5.B TYPICAL RAIN GARDEN WITH CONTAINMENT BERM



PLAN VIEW (not to scale)



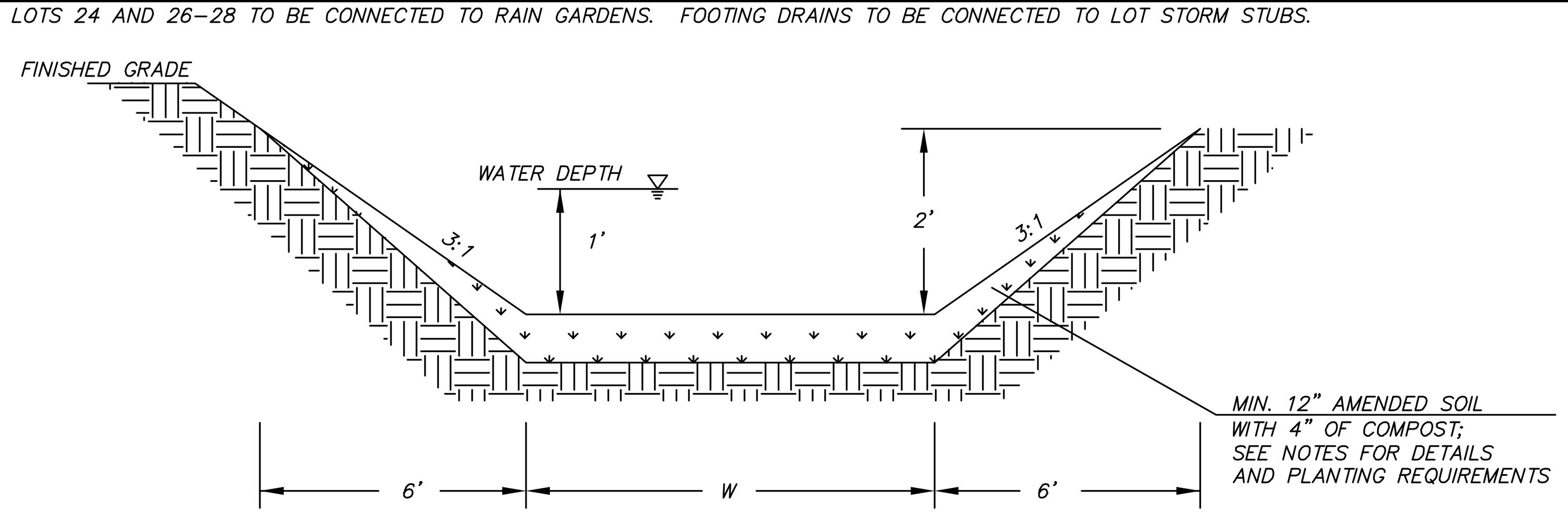
SECTION VIEW A-A (not to scale)

RAIN GARDEN DETAIL

RAIN GARDEN TABLE											
LOT	ROOF AREA (SF)	STORAGE VOLUME (CF)		RAIN GARDEN DIMENSIONS (FT)			TOP OF RAIN GARDEN	BOTTOM OF RAIN GARDEN	INLET ELEVATION	OVERFLOW YD RIM	OUTLET ELEVATION
		REQUIRED	PROVIDED	L	W	D					
24	1000	250	250	24	5	1	474.60	472.60	472.60	473.60	472.10
26	2600	650	660	88	4	1	467.50	465.50	465.50	466.50	465.00
27	2050	512.5	520	68	4	1	474.70	472.70	472.70	473.70	472.20
28	2800	700	720	96	4	1	476.75	474.75	474.75	475.75	474.25

NOTE:

ROOF DRAINS ON LOTS 24 AND 26–28 TO BE CONNECTED TO RAIN GARDENS. FOOTING DRAINS TO BE CONNECTED TO LOT STORM STUBS.



RAIN GARDEN CROSS SECTION

RAIN GARDEN NOTES:

C.2.5.1 MINIMUM DESIGN REQUIREMENTS

All of the following requirements must be met in order for a rain garden to be applicable to a *target impervious surface* or *new pervious surface*:

1. **A minimum water storage volume** equivalent to 3 inches (0.25 feet) of runoff depth from the impervious surface area served is required. In other words, the volume in cubic feet shall equal 0.25 times the square footage of the impervious surface area served (see example calculation in Section C.2.5.2 below). For rain gardens serving *new pervious surface*, a minimum water storage volume equivalent to 0.5 inches (0.04 feet) of runoff depth is required.
2. The **water storage area**, containing the minimum required storage volume, shall be 12 inches deep at overflow and have side slopes no steeper than 3 horizontal to 1 vertical. The overflow point of the water storage area shall be at least 6 inches below any adjacent pavement area. The overflow point must be situated so that overflow does not cause erosion damage or unplanned inundation.
3. If a **containment berm** is used to form the water storage area, the berm must be at least 2 feet wide and 6 inches above the 12 inches of water depth. A **catch basin or rock pad** must be provided to release water when the pond's water level exceeds the 12 inches of water depth. The catch basin may discharge to the local drainage system or other acceptable discharge location via a 4-inch rigid pipe. The rock pad may be used with or without a constructed drainage system downstream. If a rock pad is used, it must be composed of crushed rock, 6-inches deep and 2 feet wide (perpendicular to flow) and must extend at least 4 feet or beyond the containment berm, whichever is greater. The rock pad must be situated so that overflow does not cause erosion damage or unplanned inundation.
4. **Amended soil** consisting of minimum of 4 inches of compost tilled into the upper 12 inches of soil or 12 inches of imported sand/compost blend having 8 to 13% organic material by dry weight is required in the rain garden. Tilling and amending to greater depth is desirable.
5. **Water tolerant plants** such as those in Table C.2.5.A shall be planted in the pond bottom. Plants native to Western Washington are preferred.
6. A minimum 5-foot setback shall be maintained between any part of a rain garden and any structure or property line.
7. Rain gardens are not allowed in critical area buffers or on slopes steeper than 20%. Rain gardens proposed on slopes steeper than 15% or within 50 feet of a *steep slope hazard area* or *landslide hazard area* must be approved by a *geotechnical engineer* or *engineering geologist* unless otherwise approved by the DDES staff geologist.
8. For sites with septic systems, rain gardens must be located downgradient of the primary and reserve drainfield areas. DDES permit review staff can waive this requirement if site topography clearly prohibits subsurface flows from intersecting the drainfield.
9. The rain garden must not create flooding or erosion impacts as determined by the DDES. If a rain garden is proposed near a *landslide hazard area*, *erosion hazard area*, *steep slope hazard area*, or a slope steeper than 15%, DDES may require evaluation and approval of the proposal by a *geotechnical engineer* or *engineering geologist*.

TABLE C.2.5.A WATER TOLERANT PLANTS

Common Name	Scientific Name	Spacing (on center)
Western mannagrass	*Glyceria occidentalis*	seed
Velvetgrass	*Holcus mollis*	seed
Shortawn foxtail	*Alopecurus aequalis*	seed
Water foxtail	*Alopecurus geniculatus*	seed
Spike rush	*Eleocharis spp.*	4 inches
Slough sedge	*Carex obnupta*	6 inches or seed
Sawbeak sedge	*Carex stipata*	6 inches
Sedge	*Carex spp.*	6 inches
Slender rush	*Juncus tenuis*	6 inches
Water parsley	*Oenanthe sarmentosa*	6 inches
Hardstem bulrush	*Scirpus acutus*	6 inches
Watercress	*Rorippa nasturtium-aquaticum*	12 inches
Small-fruited bulrush	*Scirpus microcarpus*	12 inches

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this____day of________, 20____.

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Public Works Development Review Engineer

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MAHER A. JOUDI
45232
REGISTERED PROFESSIONAL ENGINEER
10-26-20

DATE	REVISION	APR
06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

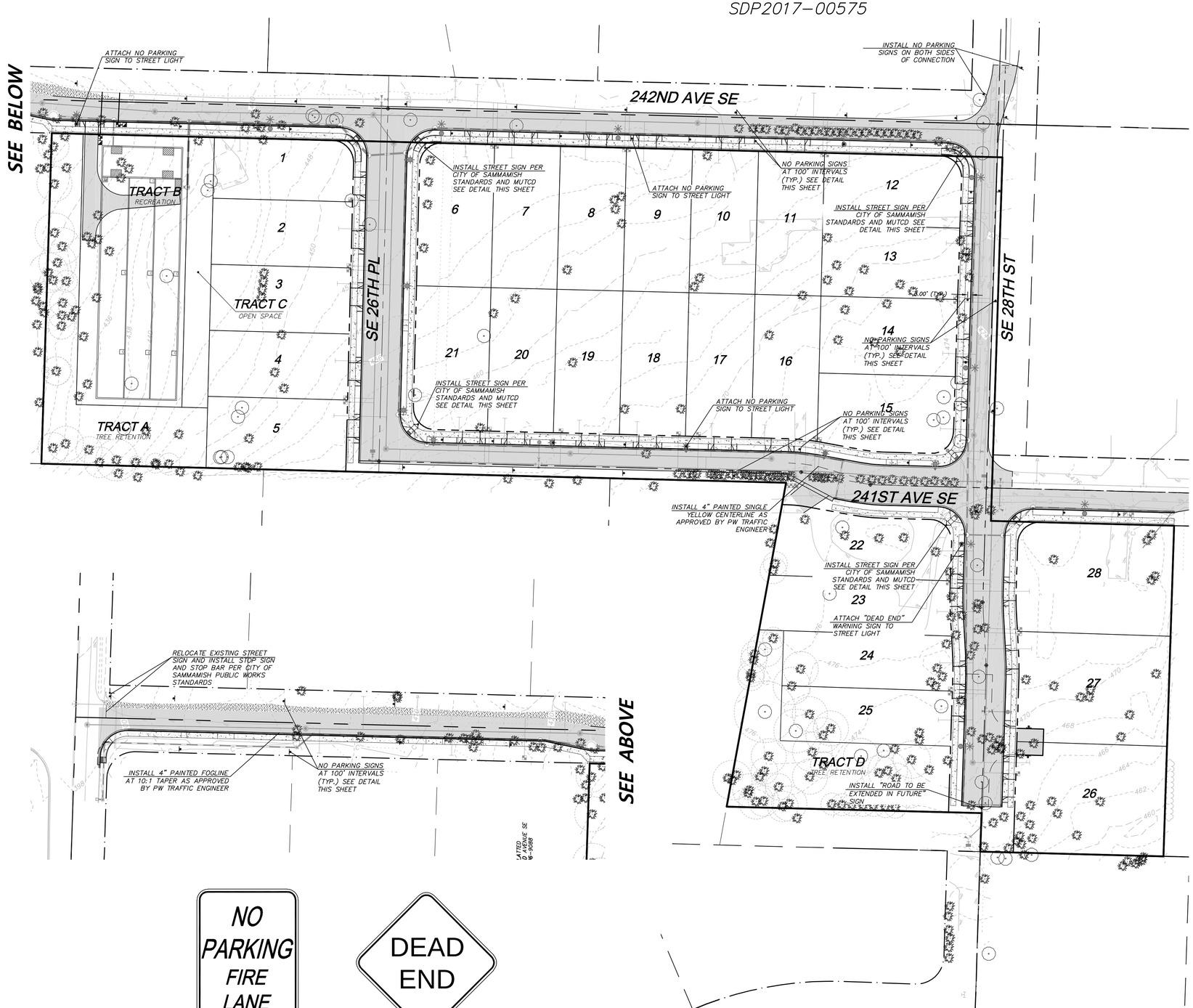
DRAWING: C31
SHEET: 31 OF 31

AS-BUILT NO. 17-0324

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

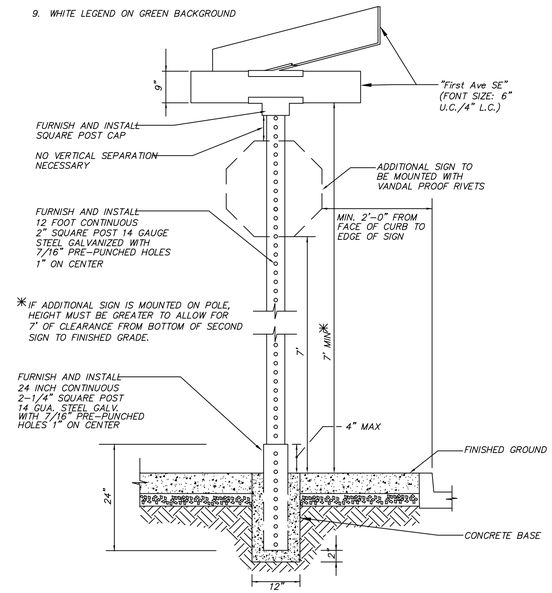
PENNY LANE SOUTH

SDP2017-00575



NOTES:

1. ALL EXISTING SIGNS THAT ARE TO BE RELOCATED SHALL BE INSTALLED ON NEW POSTS AND HARDWARE.
2. 2" TELESPARE GALVANIZED POSTS
3. 2 1/4" TELESPARE GALVANIZED ANCHORS, 24" LONG
4. SET ANCHORS 20" DEEP, WRAP ANCHORS AND SET IN CONCRETE. BOLTS TO BE 2" ABOVE FINISHED GRADE
5. SIGNS TO BE V.I.P. (DIAMOND GRADE)
6. SIGNS TO BE ATTACHED WITH VANDAL PROOF RIVETS
7. D-3'S TO BE E.G. BACKGROUND DIAMOND GRADE LETTERING
8. D-3'S TO BE MOUNTED WITH ALUMINUM CAPS AND CROSS BRACKETS
9. WHITE LEGEND ON GREEN BACKGROUND



STREET SIGN INSTALLATION DETAIL

NOTES

1. ALL STRIPING LAYOUT AND SIGNAGE SHALL BE APPROVED BY PW TRAFFIC ENGINEER 48 HOURS PRIOR TO INSTALLATION.
2. INSTALL "NO PARKING – FIRE LANE" AT 100-FOOT INTERVALS WHERE INDICATED

NO PARKING FIRE LANE

SMC 16.05.130(13)3

DEAD END

MUTCD STANDARD HIGHWAY SIGNS W14-1

NORTH

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FT.

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MARTIN A. JOUDREY 45232 REGISTERED PROFESSIONAL ENGINEER
10-26-20

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06.13.17	CITY COMMENTS	MAJ
07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.26.20	AS-BUILT MYLARS	

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.15.17
PROJECT NO.: 15065

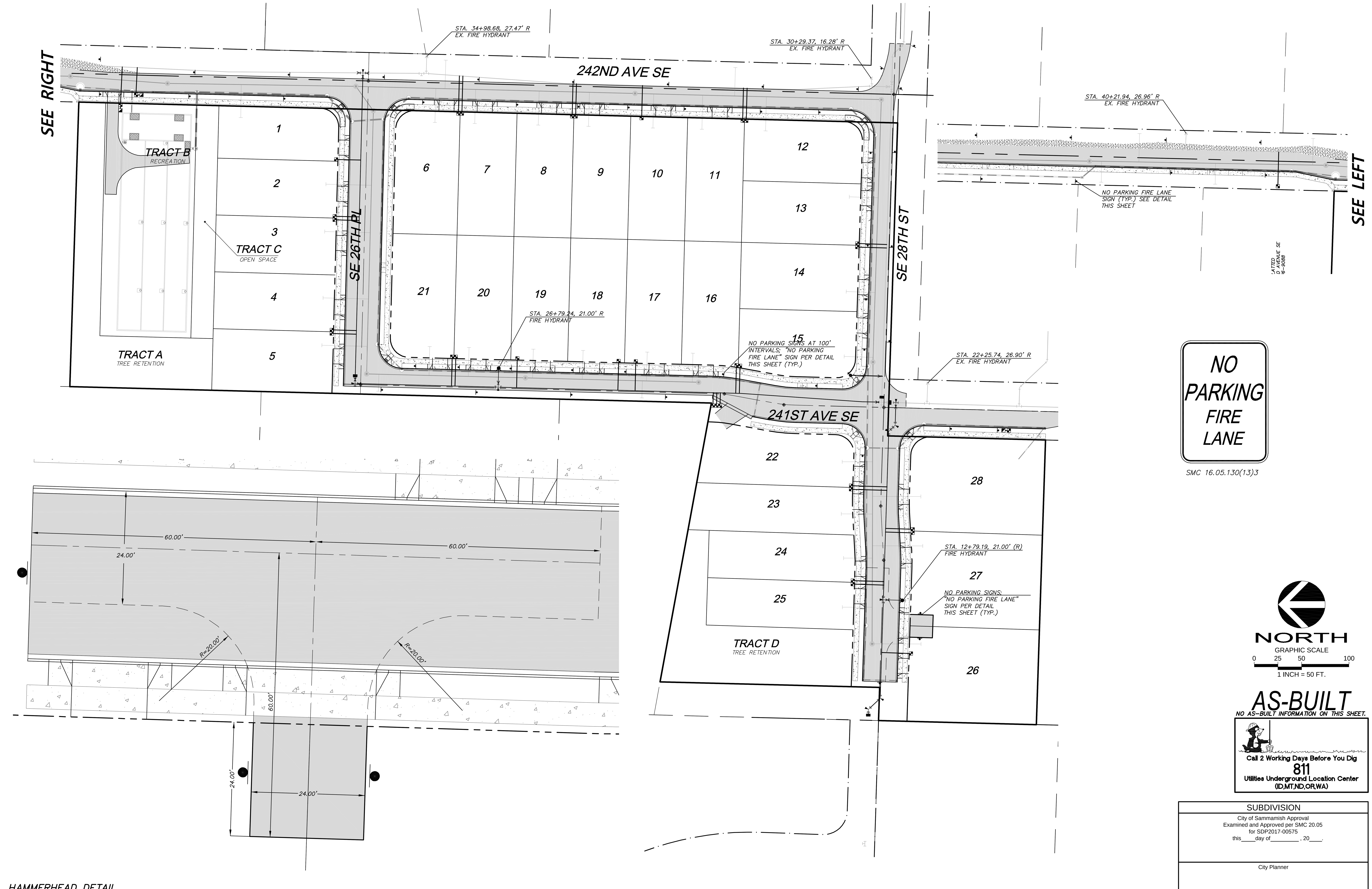
DRAWING: CH1
SHEET: 1 OF 1

AS-BUILT NO. 17-0325

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.

PENNY LANE SOUTH

SDP2017–00575



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Public Works Development Review Engineer

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SUITE 105
MERCER ISLAND, WA 98040

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07.12.17	CITY COMMENTS	MAJ
11.11.19	AS-BUILT	MAJ
10.20.26	AS-BUILT MYLARS	MAJ

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DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 02.13.17
PROJECT NO.: 15065

DRAWING: FH1
SHEET: 1 OF 1

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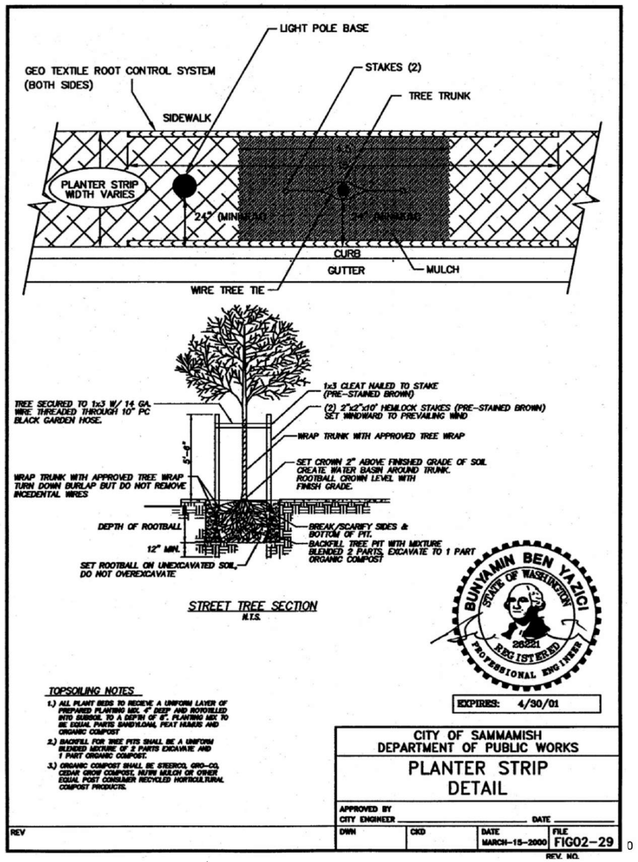


STREET TREE SECTION
N.T.S.

TOPSOILING NOTES

1.) ALL PLANT BEDS TO RECEIVE A UNIFORM LAYER OF PREPARED PLANTING MIX, 4" DEEP AND ROTOTILLED INTO SUBSOIL TO A DEPTH OF 8". PLANTING MIX TO BE EQUAL PARTS SANDY LOAM, PEAT HUMUS AND ORGANIC COMPOST

2.) BACKFILL FOR TREE PITS SHALL BE A UNIFORM BLENDED MIXTURE OF 2 PARTS EXCAVATE AND 1 PART ORGANIC COMPOST.

3.) ORGANIC COMPOST SHALL BE GREENCO, GRO-CO, CEDAR GROVE COMPOST, HUTH MULCH OR OTHER EQUAL POST CONSUMER RECYCLED HORTICULTURAL COMPOST PRODUCTS.

BUNYAMIN BEN YAZICI
STATE OF WASHINGTON
28221
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES: 4/30/01

CITY OF SAMMAMISH
DEPARTMENT OF PUBLIC WORKS

PLANTER STRIP DETAIL

APPROVED BY
CITY ENGINEER _____ DATE _____

REV	DWN	CKD	DATE	FILE
			MARCH-15-2000	FIG02-29

REV. NO. 0

REPLACEMENT TREE MATRIX

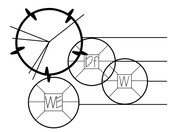
229 REPLACEMENT TREES REQUIRED:
210 EVERGREEN TREES, AND
19 DECIDUOUS TREES

STREET TREES BELOW MINIMUM REQUIRED, PER 21A.37.280(2)(b):
49 STREET TREES x 50% = 19 TREES
MAXIMUM 19 DECIDUOUS TREES ALLOWED

OTHER ON-SITE REPLACEMENT TREES, PER PER 21A.37.280(2)(d)
210 TREES x 100% = 210 TREES

229 REPLACEMENT TREES PROVIDED

REPLACEMENT TREE PLANT SCHEDULE



BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
Acer rubrum 'Red Sunset'	Red Maple	2.5" cal*	49	Full and Matching, Plant 35' on-center
Pseudotsuga menziesii	Douglas Fir	8' ht min.	80	Full and Matching
Thuja plicata	Western Red Cedar	8' ht min.	92	Full and Matching
Thuja plicata 'Hogan'	Columnar Red Cedar	8' ht min.	38	Full and Matching

*Note: Caliper is measured 6" above finish grade

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
6. SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
7. NEW BED AREAS, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 2" DEPTH ORGANIC MATERIAL CULTIVATED INTO THE TOP 6" OF SOIL.
   SOIL SHALL HAVE AN ORGANIC CONTENT OF FIVE PERCENT OR MORE TO A DEPTH OF SIX INCHES AS SHOWN IN A SOIL SAMPLE ANALYSIS. THE SOIL ANALYSIS SHALL INCLUDE:
   A. DETERMINATION OF SOIL TEXTURE, INDICATING PERCENTAGE OF ORGANIC MATTER,
   B. AN APPROXIMATION OF SOIL INFILTRATION RATE, AND
   C. MEASURE Ph VALUE.
8. ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK OR SIMILAR APPROVED MULCH.
9. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
10. ALL PLANT MATERIAL SHALL CONFORM TO ANLA STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
    A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
    B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
11. LAWN IS PROPOSED FOR ALL LANDSCAPE STRIPS.

SOIL AMENDMENT NOTE

AREAS THAT HAVE BEEN CLEARED AND GRADED SHALL HAVE THE SOIL MOISTURE HOLDING CAPACITY RESTORED TO THAT OF THE ORIGINAL UNDISTURBED SOIL NATIVE TO THE SITE TO THE MAXIMUM EXTENT PRACTICABLE. THE SOIL IN ANY AREA THAT HAS BEEN COMPACTED OR THAT HAS SOME OR ALL OF THE DUFF LAYER OR UNDERLYING TOPSOIL DISTURBED SHALL BE AMENDED TO MITIGATE FOR LOST MOISTURE-HOLDING CAPACITY. THE AMENDMENT SHALL TAKE PLACE BETWEEN MAY 1 AND OCTOBER 1. THE TOPSOIL LAYER SHALL BE A MINIMUM OF EIGHT INCHES THICK, UNLESS THE APPLICANT DEMONSTRATES THAT A DIFFERENT THICKNESS WILL PROVIDE CONDITIONS EQUIVALENT TO THE SOIL MOISTURE HOLDING CAPACITY NATIVE TO THE SITE. THE TOPSOIL LAYER SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN FIVE TO TEN PERCENT DRY WEIGHT AND A PH SUITABLE FOR THE LANDSCAPE PLANTS. WHEN FEASIBLE, SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST FOUR INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS. COMPOST USED TO ACHIEVE THE REQUIRED SOIL ORGANIC MATTER CONTENT MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220.

THIS REQUIREMENT DOES NOT APPLY TO AREAS OF THE SITE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS A STRUCTURAL FILL OR SLOPE.

AS-BUILT

NORTH

0 50 100 200

SCALE 1" = 50'-0" 22"x34" SHEET
SEE ABOVE FOR ADDITIONAL SCALED DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06.12.16	REVISED SITE PLAN	JMV
2	02.11.17	REVISED SITE PLAN	JMV
3	06.12.17	REVISED PER COMMENTS	JMV
4	09.29.18	AS-BUILT ISSUE	JMV

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE No. 774

VARLEY•VARLEY•VARLEY landscape architect
JEFF VARLEY
12745 NE 170th Lane Woodinville, Washington 98072
email varleyjeff@hotmail.com phone 425-486-9430
www.varleylandscape.com

PNW HOLDINGS, LLC

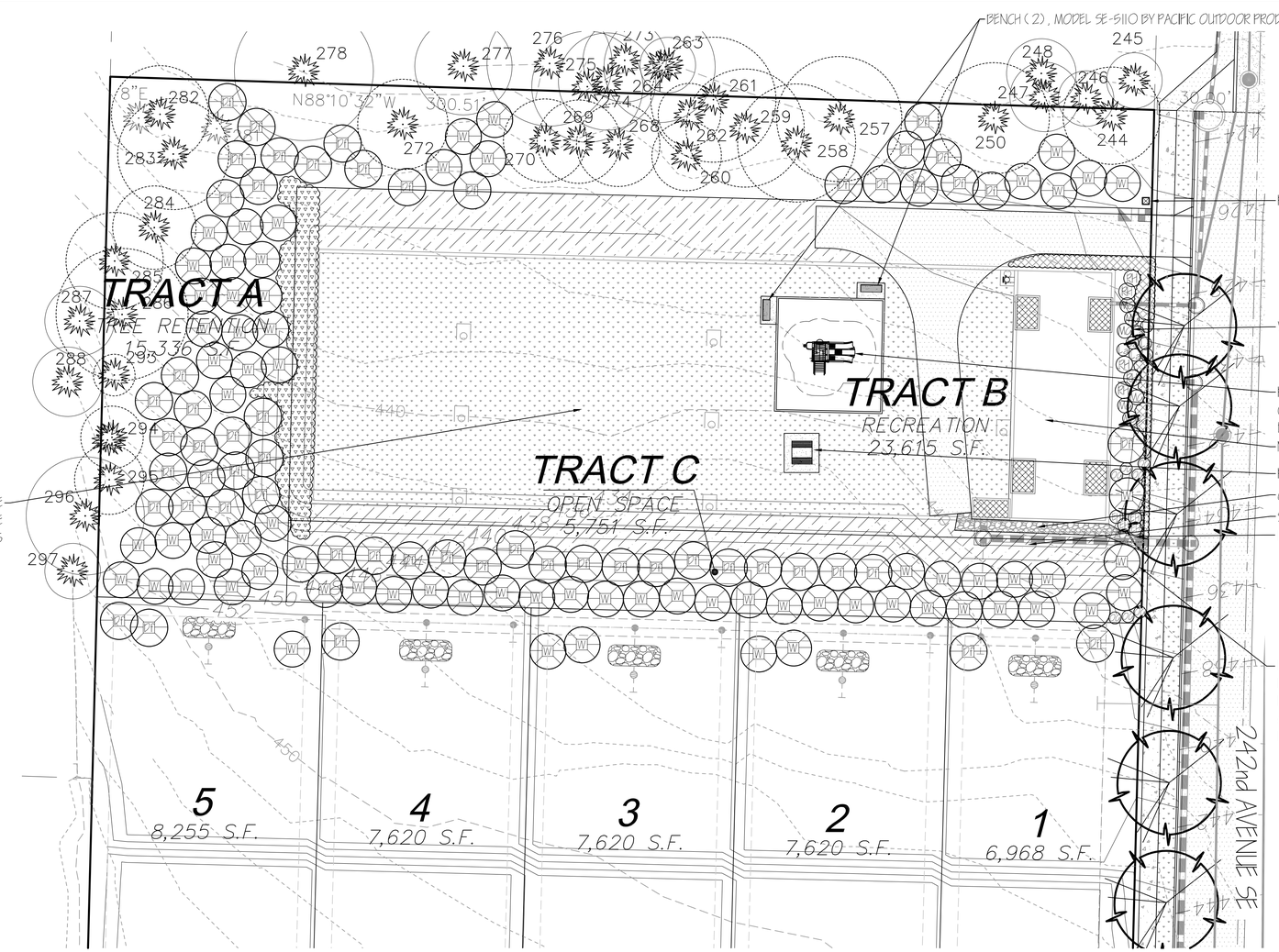
PENNY LANE SOUTH
AS-BUILT LANDSCAPE SET -
STREET TREE and REPLACEMENT TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	10.24.15
SCALE:	AS SHOWN
JURISDICTION:	SAMMAMISH

L-1

SHEET 1 of 2

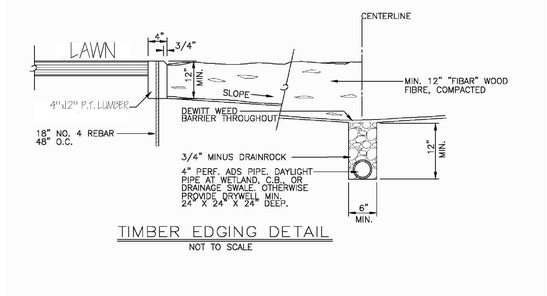
AS-BUILT NO. 17-0327



TRACTS B and C - LANDSCAPE PLAN

SCALE 1" = 20'

CONIFEROUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



TIMBER EDGING DETAIL
NOT TO SCALE

HYDROSEED

Common Name	Genus & Species	Color	Growth	%
Sheep Fescue	*Festuca ovina*	n/a	P	60
Blue Wildrye	*Elymus glaucus*	n/a	P	12
Mountain Brome	*Bromus marginatus*	n/a	P	15
Tufted Hairgrass	*Deschampsia caespitosa*	n/a	P	5
Blue Flax	*Linum perenne lewisii*	Blue	P	4
Wallflower	*Cheiranthus cheiri*	Orange	A	1
Western Yarrow	*Achillea millefolium*	White	P	2
Black-eyed Susan	*Rudbeckia hirta*	Yellow/Black	P	0.5
Lupine	*Lupinus perennis*	Blue/Purple	P	0.5

DESCRIPTION

Western Native is a unique blend of native grasses and wildflowers formulated to beautify and naturalize your landscape by providing seasonal color, enhanced wildlife habitat, and natural soil stabilization. **Western Native** will provide a low maintenance, relatively inexpensive, long lasting, and ever-changing addition to any landscape or environment.

Western Native is made up of 92% grasses and 8% wildflowers native to Western Washington, and is suited to any planting site west of the Cascade Mountains less than 3000 ft. elevation.

ESTABLISHMENT & MANAGEMENT

Seeding rate: 2.25 lbs. per 1000 sq. ft.
100 lbs. per acre

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
	SHRUBS and GROUND COVER				
La	Lavandula sp. 'Hidcote'	Lavender	1-gallon	7	Full and Matching
RH	Rhododendron	Rhodie	18" ht	5	Full and Matching
Mc	Miscanthus sinensis	Maiden Grass	18" ht	6	Full and Matching
EH	Vaccinium ovatum	Evergreen Huckleberry	min. 24" ht	4	Full and Matching
Oa	Mahonia aquifolium	Tall Oregon Grape	min. 24" ht	10	Full and Matching
	Erica sp. 'Med. White'	Heather	1 gallon	As req'd	Plant 24" on-center
	LAWN				
	2"-3" depth arborist wood chip mulch				

AS-BUILT

NORTH

0 20 40 80

SCALE 1" = 20'-0" 22"x34" SHEET

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06.12.16	REVISED SITE PLAN	JMV
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PNW HOLDINGS, LLC

PENNY LANE SOUTH
AS-BUILT LANDSCAPE SET -
LANDSCAPE PLAN - TRACTS B and C

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	10.24.15
SCALE:	AS SHOWN
JURISDICTION:	SAMMAMISH

L-2
SHEET 2 of 2

AS-BUILT NO. 17-0328

SITE PLAN
SCALE: 1":50'

STREET LIGHT TABLE - FRONTAGE

SITE #	POLE					LUMINAIRE		TUBE		WO # (INTOLIGHT)	BILLING SCH.	TOTAL CONN LOAD	NOTES
	GRID #	INTOLIGHT TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER				
SL1			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL2			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL3			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL4			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL5			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL6			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL7			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL8			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL9			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	
SL10			GREY OCT CONC	25'	8'	53W	CHFL LED (FULL CUTOFF)	5'	18"	105084108	51	120/240	

STREET LIGHT TABLE - IN PLAT

SITE #	POLE					LUMINAIRE		TUBE		WO # (INTOLIGHT)	BILLING SCH.	TOTAL CONN LOAD	NOTES
	GRID #	INTOLIGHT TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER				
SL11			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL12			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL13			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL14			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL15			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL16			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL17			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	
SL18			OCT CONC BLK	15'	N/A	75W	3000K TYPE III KING K308 LED (FULL CUTOFF)	4'	18"	105084108	51	120/240	

SCOPE OF PROJECT:

AT SITES SL1, SL2, SL3, SL4, SL5, SL6, SL7, SL8, SL9, & SL10:
-INSTALL NEW 25'MH GREY OCT CONC POLE
-INSTALL NEW 53W-CHFL LED (FULL CUTOFF) LUMINAIRE W/ 8' ARM ON NEW POLE

AT SITES SL11, SL12, SL13, SL14, SL15, SL16, SL17, & SL18:
-INSTALL NEW 15'MH BLACK CONCRETE POLE
-INSTALL NEW 75W 3000K TYPE III KING K308 LED (FULL CUTOFF) LUMINAIRE ON NEW POLE

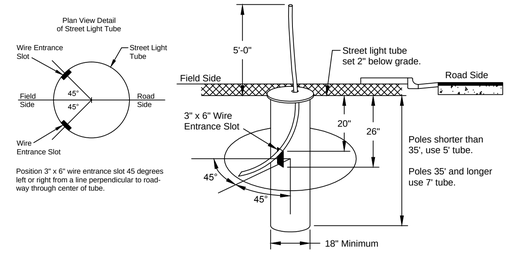
INTOLIGHT STREET LIGHT NOTES

POTELCO:

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.
4. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

DEVELOPER/CUSTOMER:

1. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES.
2. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.



STREET LIGHT TUBE DETAIL
SCALE: NONE

FOREMAN (CHECK BOX WHEN COMPLETED)

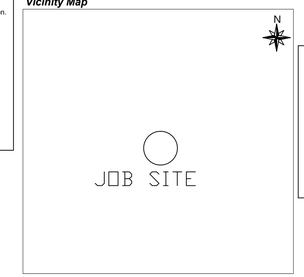
- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Total PRIMARY Cable noted on As-built.
- ☐ Company ID#'s RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Correct QA Check(list) reviewed.
- ☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____

Print Name _____ Date _____

Vicinity Map



105084108

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	St Light		105084108
	Installation		
	Removal		
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:
RAWLEY ROBINS
206-604-3151 *Cell Phone*

Owner / Developer Contact Info
D.R. Strong Consulting
620 7th Ave
Kirkland, WA 98033
ATTN: Yoshio Piediscalzi 708-469-9752 cell

	Developer		PSE
"Locates Required"	(Yes)	Yes	
	No	(No)	
"Outages Required"	Yes	(No)	
"Flagging Required"	Yes	(No)	

For contacts below dial 1-888-CALL PSE (225-5773)
CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X	NEW BUSINESS			CORRECTIVE / 10 DAY WAIVED			REAL ESTATE/EASEMENT N/A		PERMIT N/A	
3							FUNCTION	CONTACT	PHONE NO	DATE
2							ACCOUNT MGR	Brynja Almazan	425-456-3833	
1							ENGR - POWER	Kayla King	425-577-2392	
REV#		BY	DESCRIPTION				ENGR - GAS			
COUNTY		Emer Sect	Gas Wk Ctr	POWER WK CTR			DRAWN BY	Kayla King	425-577-2392	2/10/17
KING				3515			CHECKED BY			
1/4 SEC		OP MAP		PLAT MAP			APPROVED BY			
N/A							FOREMAN #1			
U-MAP NO (POWER)		OH CKT MAP		UG CKT MAP	CIRCUIT NO		FOREMAN #2			
2406E037		2406E040		2406E037	PIN - 27		MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY
DESIGNED BY: INTOLIGHT

PENNY LANE SOUTH
NEW INSTALLATION
SE 24TH ST, SAMMAMISH, WA 98074

INCIDENT	MAOP
Gas Order	Elect Order 105084108
SCALE	PAGE

AS-BUILT

AS-BUILT NO. 17-0829

DESIGN NOTES:
REFERENCE: 1. DR. Strong Consulting Engineers, Inc., Preliminary Grading Plan, undated
2. Earth Solutions NW, LLC, Geotechnical Engineering Study, Project No. ES-4006, dated September 17, 2015

The following assumptions were used:
- Internal angle of friction for reinforced soil = 32 degrees (design only)
- Unit weight of reinforced soil = 125 pcf
- Maximum wall height = 12 feet
- Batter of wall = Vertical or 1H : 6V
- Surcharges (Where Applicable) = 2500 plf Footing Strip Load

Rockery construction is a craft. The skill and experience of the builder will largely dictate the success of the construction.

A rockery is a protective system with respect to the weathering and erosion process on an exposed soil face.

Maximum inclination of the slopes above and in front of rockeries should be 2 : 1 (horizontal : vertical).

Minimum thickness of rock filter layer = 18 inches.

Rockeries greater than 6 feet in height should be installed under the observation of the Geotechnical Engineer.

The long dimension of the rocks should extend back towards the cut or fill face to provide maximum stability.

Rocks should be placed to avoid continuous joint planes in vertical or lateral directions. Each rock should bear on two or more rocks below it, with good flat-to-flat contact.

Rock designations and approximate weights are provided below.

For Fill Rockeries, it is imperative that Structural Fill compaction extend all the way to the back of the Rockery and Filter Drain Rock Zone. Reduced lift thickness and light compaction equipment may be required to fully achieve the required compaction.

Size	Approximate Weight - lbs.	Approximate Diameter
1 Man	50 - 200	12" - 18"
2 Man	200 - 700	18" - 28"
3 Man	700 - 2000	28" - 36"
4 Man	2000 - 4000	36" - 48"
5 Man	4000 - 6000	48" - 54"
6 Man	6000 - 8000	54" - 60"

GEOGRID SOIL REINFORCEMENT

A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn or high density polyethylene. Polyester geogrid shall be knitted from high tenacity polyester filament yarn with a molecular weight exceeding 25,000 Meg/m and a carboxyl end group values less than 300. Polyester geogrid shall be coated with an impregnated PVC coating that resists peeling, cracking and stripping.

B. Geogrid shall consist of Miragrid (See Geogrid Schedule).

C. Manufacturing Quality Control:
The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing by an independent laboratory.
The QC testing shall include:
...Tensile Strength Testing
...Melt Flow Index (HDPE)
...Molecular Weight (Polyester)

STRUCTURAL FILL

A. Structural Fill shall consist of granular well graded material with a fines content of less than 25 percent (percent passing the #200 sieve based on the minus three-quarters inch fraction). Some rockery applications may require the use of "select" free draining Structural Fill Material. Structural Fill Material shall be approved and tested by the Geotechncial Engineer.

STRUCTURAL GEOGRID INSTALLATION

A. Geogrid shall be oriented with the highest strength axis perpendicular to the rockery alignment.

B. Geogrid Reinforcement shall be placed at the strengths, lengths and elevations shown on the construction design drawings or as directed by the Engineer.

C. The geogrid shall be laid horizontally on compacted backfill and extend to the back of the rockery. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

D. Geogrid Reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrids are not permitted.

REINFORCED BACKFILL PLACEMENT

A. Reinforced Backfill shall be placed, spread and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.

B. Reinforced Backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used,12 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.

C. Reinforced Backfill shall be compacted to 95% of the maximum density as determined by ASTM D-1557-91. The moisture content of the backfill material prior to and during compaction shall be at or near the optimum moisture content.

D. The required compaction shall extend all the way to the back of the Rockery and Filter Drain Rock Zone.

E. Only lightweight hand-operated equipemnt shall be allowed within 3 feet of the back of the rockery.

F. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.

G. Rubber tired equipment may pass over geogrid reinforcement at slow speed, less than 10 MPH. Sudden braking and sharp turning shall be avoided.

H. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the rockery to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

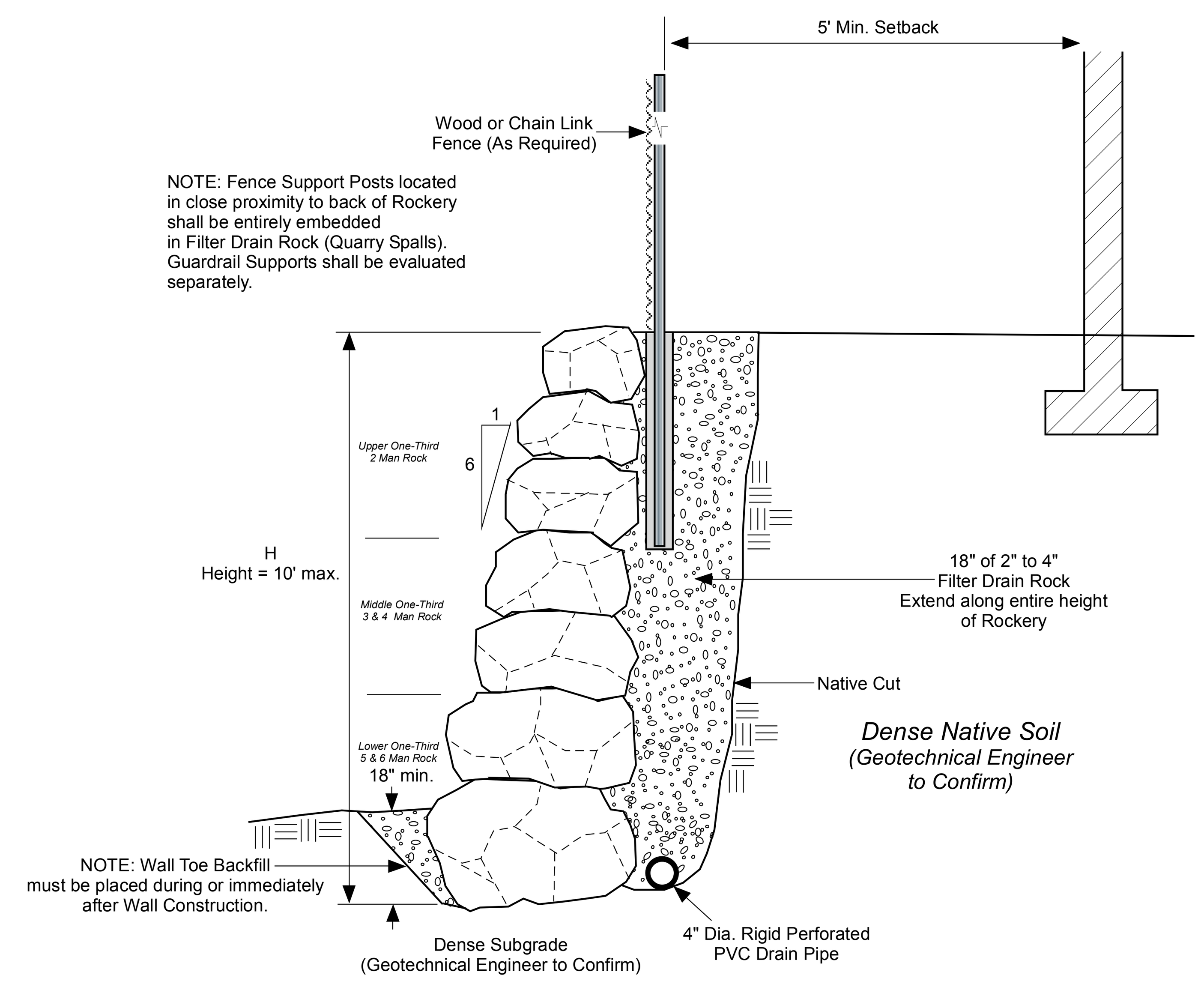
NATIVE CUT ROCKERY

A. The Geotechnical Engineer shall observe cuts for the rockery. Additional flattening of cuts may be recommended by the Geotechnical Engineer depending on the soil and groundwater conditions observed. Where Native Cuts do not expose competent Native Soils, additional excavation and the addition of reinforcement and Compacted Structural Fill may be necessary.

FIELD QUALITY CONTROL

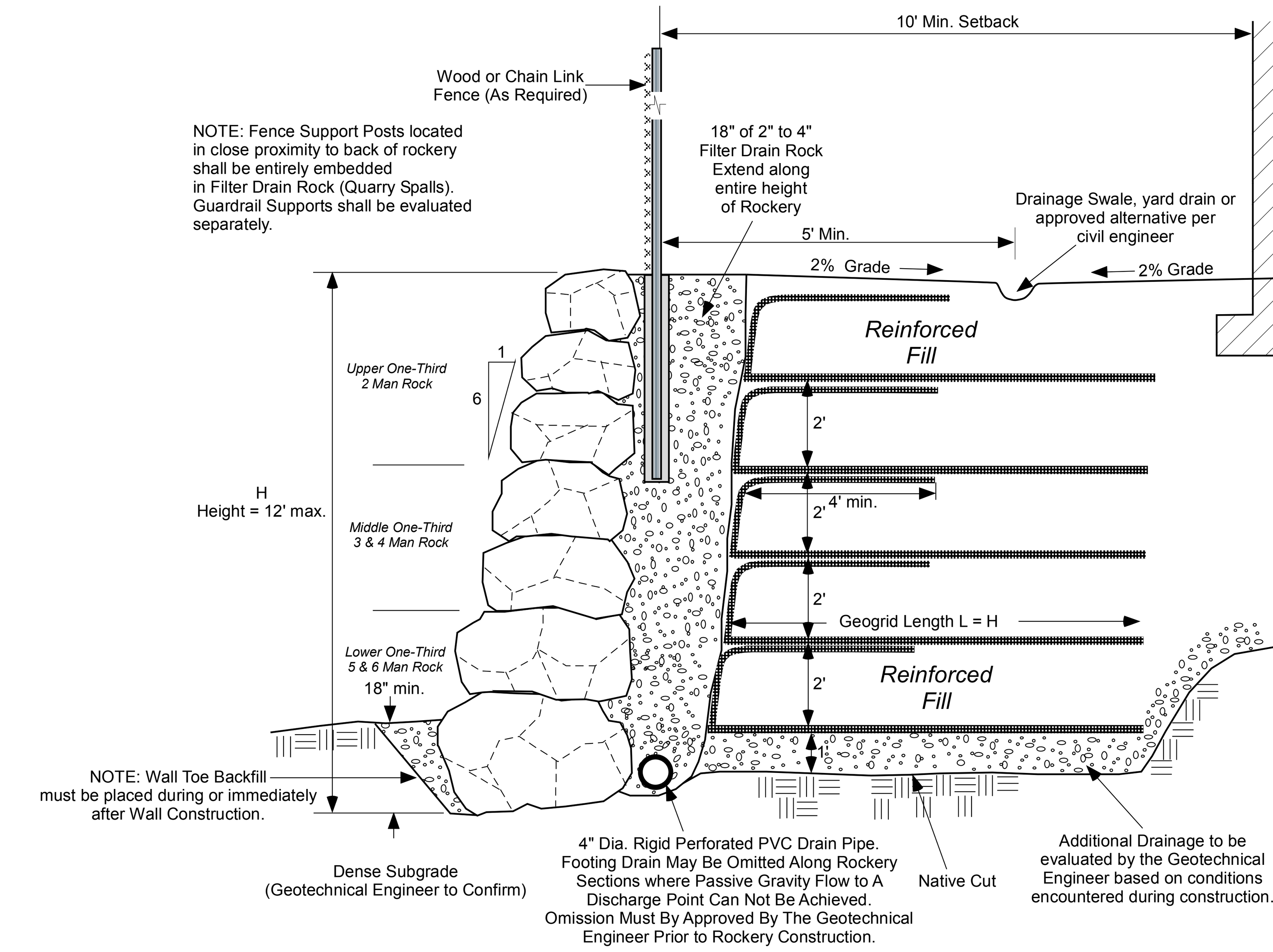
A. The rockery construction shall be observed by the Geotechncial Engineer on a periodic or full-time basis as appropriate. Testing of the compacted backfill shall be performed by the Geotechnical Engineer.

B. Quality assurance shall include foundation soil inspection, soil and backfill testing, verification of design parameters and observation of construction for general compliance with design drawings and specifications.



NATIVE CUT ROCKERY DETAIL

NOT - TO - SCALE

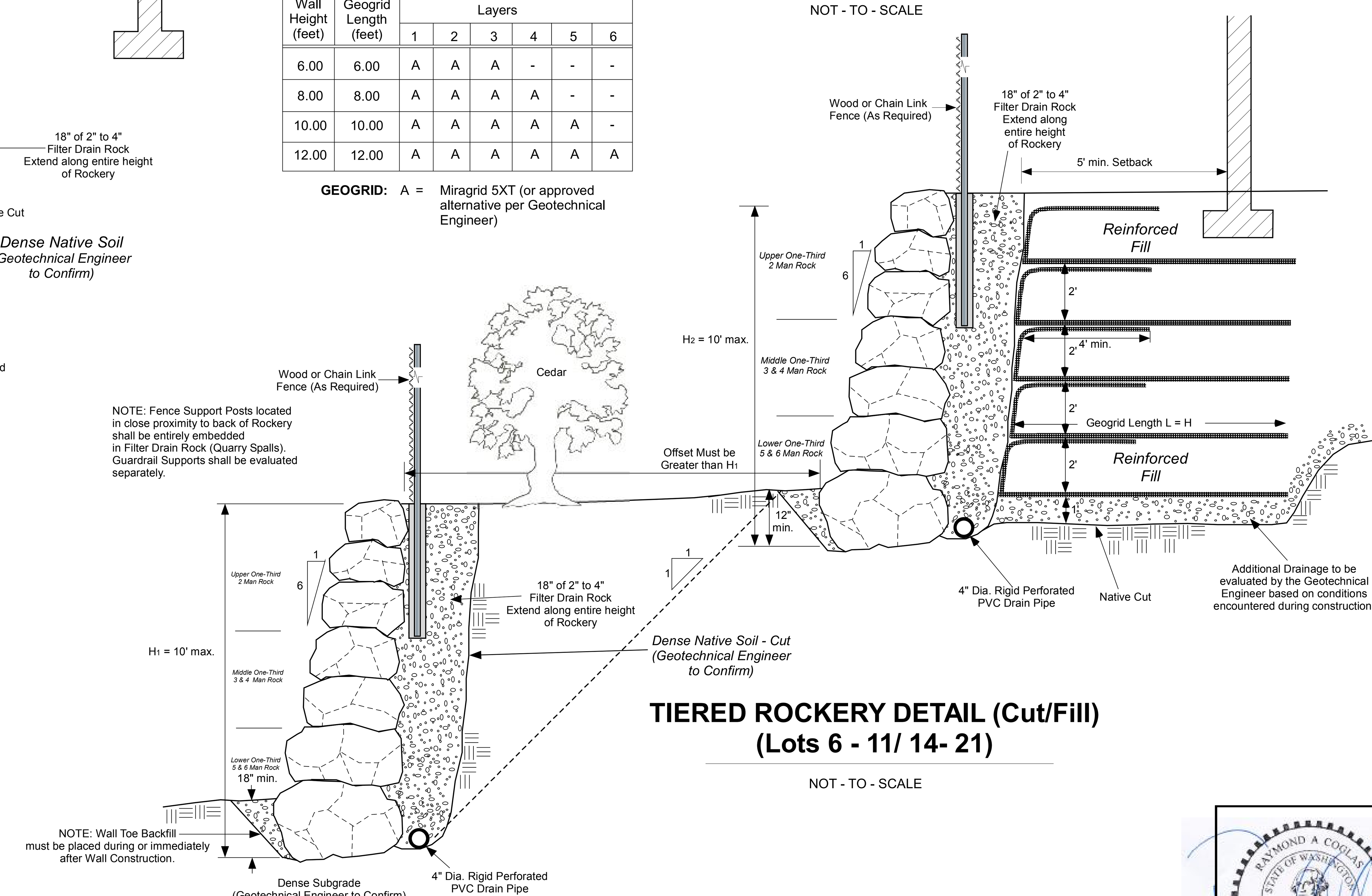


ENGINEERED FILL ROCKERY DETAIL (Lots 26 - 28 only)

NOT - TO - SCALE

GEOGRID SCHEDULE							
Wall Height (feet)	Geogrid Length (feet)	Layers					
		1	2	3	4	5	6
6.00	6.00	A	A	A	-	-	-
8.00	8.00	A	A	A	A	-	-
10.00	10.00	A	A	A	A	A	-
12.00	12.00	A	A	A	A	A	A

GEOGRID: A = Miragrid 5XT (or approved alternative per Geotechnical Engineer)



TIERED ROCKERY DETAIL (Cut/Fill) (Lots 6 - 11/ 14- 21)

NOT - TO - SCALE

AS-BUILT

Rockery Design
PENNY LANE SOUTH
Sammamish, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction Monitoring and Environmental Sciences

Date	Revisions
06/09/2017	Drainage

Proj. No.	4006.01
Date	02/17/2017
Drawn By	MRS
Checked By	BJP

Sheet No.
R1

RAYMOND A. COGLAS, STATE OF WASHINGTON, 35018, REGISTERED PROFESSIONAL ENGINEER

AS-BUILT NO. 17-0330